Expires 5/11/08.

Development Control – Delegated Officer Report

Application Number: ADC/0450/08 **Recommendation – Refuse Application**

Site: **27 Corbyn Crescent Shoreham-by-Sea West Sussex BN43 6PQ**

Proposal: **Detached building within front garden to house games room and guest room**

The Application

The application site is the southern half of a pair of semi-detached houses located within a small cul-de-sac off Corbyn Crescent, Shoreham. The properties within this cul-de-sac are accessed only by a narrow path from the main Crescent that is bounded by hedging and low fences. The applicant's property sits close to the entrance of the cul-de-sac on the eastern side and has, by virtue of deemed permission, tall 1.8m high fencing surrounding their front and side garden. A small shed sits in the front south corner adjacent to a small pine tree.
Permission is sought to replace the small shed with a much larger structure in order to accommodate a games room and an occasional guest room. The new building will be L-shaped about the front south corner 8m in length and 6.5m in width. It will have a very shallow pitched roof to an overall height of 2.6m and will be completed in brick with windows and french doors facing towards the host property.

Consultations and Representations

Consultations/Comments

Chief Environmental Health Officer — No objection.

Third Parties

No.19 Corbyn Crescent has objected on the grounds that the proposed building is forward of the main building line and will thus remove the open aspect of the pathway and local area. It will set a precedent for further buildings in such a forward position in Corbyn Crescent that will add to the insecurity and graffiti problems within the alleyway. The property has ample space within its side garden for such a building that would enable it not to breach the main front building line.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies) AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'

Planning Assessment

Policies
Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

Visual Amenity
The site as current is bounded on all sides by tall close boarded fencing that varies from 1.8-2m in height. It is the only property with such a boundary to the front in the area. The other properties in the immediate area have front boundaries that vary from similar height hedging to low 1m high fences. The impact of the tall fencing is such that it encloses much of the alleyway that serves as access to No's 17-27 (odds) Corbyn Crescent.
The proposed outbuilding will be much taller than the boundary fencing at 2.6 metres in height and will extend 6m adjacent to the alleyway and 8m in length on the south side of the front/side garden. This is the most visible section of the property, despite the overgrown nature of the trees and low vegetation between this border and the main roadside. The consequence of this basic brick structure being erected in this location will be a further erosion of the views and appearance of the property as well as those of the neighbouring houses. It sheer size will create an incongruous feature that will be visually harmful to the area and would set a clear precedent for further such structures that would serve to further exacerbate this harm. It would consequently conflict with Structure Plan policy DEV1 and Local Plan policy AH7. A more appropriate location for such a structure would be to the rear of the rear garden or attached to the side of the main house.

Residential Amenity
Although the structure will not result in any loss of privacy to neighbouring houses, its proposed use is sufficiently ambiguous to raise concern. The description of the use refers to one room being used as a games room and the second room as a large 'occasional guest room'. The size of this building (41.2 square metres) renders it capable of being converted to become a large annex, a use that is entirely inappropriate in such a forward position relative to the main house due to the potential noise disturbance any activity would have on the surrounding houses.

Recommendation

REFUSE on ground that :-

1. B5AR '...incongruous feature that, due to its size and location forward of the main building line, would be....'
2. B10R

Case Officer:.....

Date:20/10/08.

PB 21/10/08