expires 8/7/09

Development Control – Delegated Officer Report

Application Number: ADC/0179/09 Recommendation - Permit

Site: **119 Upper Shoreham Road Shoreham-by-Sea West Sussex BN43 6TA**

Proposal: **Enlargement of garage by rear and side additions and raising of roof (retrospective)**

The Application

The application relates to a the western half of a pair of semi-detached houses located on the south side of the street, on sloping ground, within the built-up area of Shoreham.

Retrospective permission is sought for the enlargement of an existing 'L' shaped garage and workshop at the bottom of the rear garden. The original brick built structure was comprised of a garage on the western side of the site running north-south, and a workshop perpendicular to the garage running east-west. It originally was sited 1 metre from the southern boundary, whilst the enlarged garage portion is sited 0.1m from the southern boundary. It maintains the west side building line of the original garage, but has been increased in width to the east, and in creased in height. The east side workshop area is unchanged in size.

The enlarged garage is, 3.65m in width, by 9.8m in depth, by 2.8m in height reducing to the rear to 2.5m, with a shallow sloping polycarbonate roof. The garage is used for the storage of a touring caravan, in addition to garden and workshop equipment.

The application site is flanked by similar scaled houses all which maintain the forward building line. To the west No.121 has a double garage located directly next to the application structure, and is separated by a 1.8m high fence. To the east, No.117 is separated by a similar height fence and has a mature garden. Directly to the rear of the site No.25 Buci Crescent is located on lower ground level with a mature rear garden 17m in length, with two greenhouses adjacent to the rear 1.8m high boundary, and a small alpine summerhouse towards the west of the garden. No. 27 Buci Crescent is located obliquely from the application structure and has also has a 17m long garden. Both the properties in Buci Crescent are bungalows.

Consultations and Representations

Third Parties: There have been two letters of objection regarding the proposals from the owners of No's 25 & 27 Buci Crescent, whose properties are located directly to the south of the structure.

The owner of No.25 objects to the height of the blockwork rear wall of the structure which is visible over the top of the existing fence. The owner of No.27 feels that the structure would be an eyesore which would be visible from the rear of their bungalow, and would have a detrimental effect on the value of their property. They feel that it would damage their plants growing in their garden, and raise concerns about the likely use of the structure.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings.'
PPS 1 'Delivering Sustainable Development' (ODPM 2005)

Policies
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 enlarged building is only marginally larger than the original garage and workshop. It maintains the west side building line, and the workshop area to the east is unchanged in size. The main addition is a section to the rear of the garage which is located 0.1m from the boundary with one of the objectors to the south (No.25), and a gradual increase in height of the overall building to allow for the storage of the applicants touring caravan.

To the front (north) of the building, new taller obscurely glazed doors have been installed and the new east side flank wall has been built in bricks which match the existing structure where it is visible. A sloping tiled roof detail also ties into the existing workshop roof with matching tiles. Visually from the applicants garden and neighbouring dwellings in Upper Shoreham Road the appearance of the structure is sympathetic and does not look out of scale or cramped, given the relative size of the original structure.

The concern is that where the garage has been extended to the rear the structure is built in blockwork which is visible to the properties to the rear. Visually the extended building is only minimally larger in scale than the original garage/workshop building, their being an increase in height of 0.25m at the southernmost point. The structure still occupies the whole width of the application site much like the original garage and workshop.

Whilst a materials to match condition would usually be expected on any approval, in these circumstances where the building is almost complete and

materials differ it must be considered if any harm is felt by the mismatch between the blockwork of the extension and the brickwork of the original structure.

The rear of the garage does have an unsightly and untidy appearance as viewed from the objectors garden, but this may be in part to the structure being incomplete. However the rear of the structure is unseen from the street and does no alter the character of the area.

Both the applicant and the most affected neighbour (No.25) have agreed in principle to allow for the structure to be finished which would result in the roof to be completed, fascias, guttering and rear door to be added which would ultimately neaten up the structures appearance. The applicant has agreed to render the rear wall of the garage to improve the overall appearance from the neighbouring properties, which, it is considered, would improve the visual appearance and overcome the mismatch in materials.

Residential amenity
The most affected neighbour would be the owner of No.25 directly to the south, whose garden adjoins the site. The owner of No. 25 has a very mature garden and it is clear that it is well used, however the greenhouse directly next to the extended garage is only used for garden storage and it would be difficult to use the garden space directly next to where it has been extended or feel an overbearing presence as a result.

The view of the extended garage is only three blocks above the existing panelled boundary fence and generally this is obscured by the mature gardens in both the cases of No's 25 & 27 Buci Crescent. It is not considered that the enlargement results in their being a loss of outlook or sunlight to any surrounding neighbours.

The garage sits on the applicants sit and does not effect the shrubs or plant life in the neighbouring gardens.

Recommendation

APPROVE for reason that :-

1PPi Subject to:

1. Within three months of the date of this permission the external unfaced blockwork on the exterior of the enlarged garage shall be externally completed in a colour and texture to be approved in writing by the Local Planning Authority.
Reason: In the interests of visual amenity and to comply with policy AH7 of the ADLP.

Case Officer: [redacted]
Date: 22/6/09

Planning Services Manager: [redacted]
Date: 22/6/09

Chairman of the Development Control Committee [redacted]
Date: 22/06/09