Adur District Council

Planning, Regeneration and Wellbeing

Alf Baker
100 Cross Road
Southwick
BRIGHTON
BN42 4HU

Your Ref:
Our Ref: ADC/0419/10 Date: 16 November 2010

Dear Mr Baker,

Retrospective application for 2 pairs of double garages at rear of 96/98 Cross Road Southwick (ADC/0419/10)

I refer to your letter of 4 November 2010. I think you have misinterpreted the application as it is only for retrospective permission for the garages that have already been completed, not for any further garages, or extensions/alterations, or any change of use.

You will recall that, in January 2008, following earlier refusals, permission ADC/0731/07 was granted for 2 pairs of detached prefabricated double garages with brick-effect walls and shallow pitched roofs. The northwesternmost was shown 5.25m wide, 5m deep and 2.7m high to the ridge of its roof. The southeasternmost was shown 5.3m wide and 5.8m deep, with the same 2.7m ridge height. A condition of the permission restricts their use to private domestic garages for parking vehicles incidental to the use of residential dwellings.

The Hanson garages that have now been erected on the site do not accord with the pre-fabricated garages shown on the plans approved under ADC/0731/07. They are of different size, one being 5.1m wide by 5m deep, the other 5.1m wide by 12.3m deep. Also, they have pebble-dashed walls and almost flat roofs sloping slightly from front to back with a height of 2.4m. The southeastern garages also have garage doors in their rear wall (not shown on the plan) to access the land behind that is covered in shingle.

The garages that have been erected are materially different from what was approved and not covered by the permission that was granted, consequently, resulting in the need for the present retrospective application.

Yours sincerely,

Keith Morgan
Planning Services Manager
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