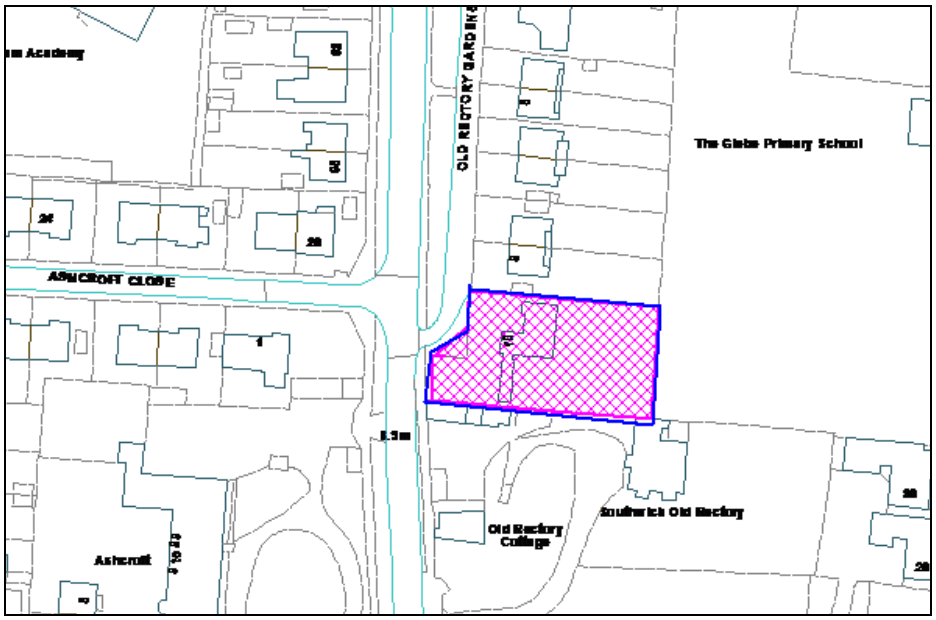
Application Number: AWDM/1662/16 Recommendation – REFUSE

Site: 10 Old Rectory Gardens Southwick Brighton West Sussex

Proposal: Detached double garage at front

Applicant: Mr G Wedekind Ward: Southwick Green
Case Officer: Eve Hearsey



Not to Scale

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Site and Surroundings

The application relates to a detached bungalow at the southern end of Old Rectory Gardens, a private road off Kingston Lane. The property has been enlarged on the south side by a hipped-roof extension including an integral garage. Vehicular access to the property is from Old Rectory Gardens.

As enlarged, the bungalow occupies nigh-on the full width of the approx. 25 metre wide plot, with a small gap of approximately 1 metre on either side of the building. There is a brick wall to the frontage approximately 1.5m high, with the remaining approximately 1.1 metres in height. Brick piers have been put in place on each side of the vehicular entrance approximately 2 metres high.

The southern site boundary adjoins the side wall of a former cart barn, (55A Kingston Lane), which is a curtilage building to 2no.listed buildings, Old Rectory Cottage (55C), and The Old Rectory (55B), all located within the Southwick Conservation Area.

Old Rectory Gardens, runs parallel with Kingston Lane, and is largely screened from it when travelling south, by a long island of trees and shrubs, which abut the pavement area of Kingston Lane, further, as the property is set back from the neighbouring property at 55A Kingston Lane, the bungalow is not readily viewed when travelling north along Kingston Lane.

Kingston Lane, and its off shoot roads, comprise a mix of old and new properties of varying styles.

Proposal

Planning permission is sought for a detached, brick-built double garage on the site frontage. It would measure some 5.5 metres deep by 5.8 metres wide having a pyramidal hipped roof, resulting in a building some 3.4 metres high. The proposed garage is shown to be positioned 500mm behind the new brick boundary wall, and 1.8 metres from the southern boundary (55A Kingston Lane).

The up-and-over garage door would be on the east side (facing the front of the bungalow). One Conservation rooflight is shown positioned on the east roof slope. The east roof slope has also been foreshortened in order to allow the positioning of the up and over garage door. The pedestrian door is shown on the south elevation (facing the side wall of 55A Kingston Lane).

Relevant Planning History

SW/11/05/TP Extensions and alterations (including additional storey with new roof front/rear dormers. Two storey front and side extensions and front boundary screen wall/fence) **Permitted 12.05.2020**

AWDM/0575/12 Single storey hipped roof extension to south to form double garage and en-suite (existing flat roofed store replaced); rear single storey hipped roof extension with north side chimney; and new part 1.5m high flint and part brick and railing front boundary wall with vehicular and pedestrian access. **Permitted 06.09.2012**

AWDM/0469/16 Detached double garage at front **Withdrawn 11.07.2016**

AWDM.1391/16 Retrospective application for brick boundary wall to the front boundary, part abutting Old Rectory Gardens and part abutting Kingston Lane (amendment to AWDM/0575/12) **Current**

Consultations

West Sussex County Council: The Highway Authority has raised no objection, commenting:

"The proposed garage will not significantly impact on the ability for vehicles to turn on site. Typically WSCC would advise double garages measure 6 x 6 metres, nevertheless the proposed garage internal dimensions would still be considered large enough to park 2 vehicles."

Southern Water:

Adur District Conservation Advisory Group: None received.

Representations:
None received

Relevant Planning Policies and Guidance

The Committee should consider the planning application in accordance with:

Section 70 of the Town and Country Planning Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and

Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Section 72 Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Special regard shall be given to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, and pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area.

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AB4, AB11, AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Submission Adur Local Plan 2016: Policies 2 (Spatial Strategy), 15 (Quality of the Built Environment and Public Realm, 17 (The Historic Environment)
National Planning Policy Framework (March 2012)
National Planning Practice Guidance

Planning Assessment

Principle

The proposed garage is within the built up area and thereby acceptable in principle subject to its effect on the visual amenities of the area, and the setting of the neighbouring Listed Buildings and Conservation Area.

Paragraph 132 of the National Planning Policy Framework states:-

"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. . . . . "

Visual amenity

The site abuts Southwick Conservation Area, which also accommodates 2no. Listed Buildings, namely the Grade II Old Rectory and Old Rectory Cottage which are located on the western edge of the Conservation Area.

The Old Rectory is a 19th century two storey house situated on the rear section, with stucco cladding and a hipped slate roof.

The Old Rectory Cottage dates from the 17th century and a side wall with one ground and one first floor window, directly abuts Kingston Lane but its main elevations face into its site. The building is flint with some cobblestone replacements, with red brick quoins and dressings and a thatched roof. It is two storeys.

The neighbouring Cart Barn/stables is a single storey flint and brick building with a clay tiled hipped roof, approximately 5m high, and has been converted into a one bedroom dwelling (55A) in 2011.

An Article 4 Direction applies to the Old Rectory, removing permitted development rights for the erection of walls and fences. This is to ensure that separation from the wooded grounds does not destroy the character of the setting of the listed building.

The proposed detached garage would be sited only 1.8m from the boundary of the neighbouring property 55A Kingston Lane, indeed, the side boundary of the application site, is in fact the side elevation wall of the Cart Barn, a curtilage building to the Listed Buildings 'Old Rectory Cottage' and 'The Old Rectory'. Moreover, the proposed garage would be forward of its existing dwellinghouse and would be sited close to the front

boundary wall (500mm), thereby providing a potentially very prominent feature within the street scene.

At a height of 3.4metres, the proposal has been reduced from the previous withdrawn application, and it has altered the roof type from a gable ended dual pitch to a pyramidal hipped roof. The eaves height measures approx. 1.6m from the ground level, which would mean that the amount of built form being revealed above the 1.5metre high boundary wall would be 1.9metres. But by being hipped, the bulk of the roof is much reduced from that shown on the withdrawn application.

Notwithstanding the above, the proportions of the garage are considered to be out of scale with the Cart Barn, as the proposal would be viewed isometrically when traveling south along Kingston Lane, revealing the bulk of the roof. Further, the roof would also be viewed from the west, a large triangular section measuring 5.8metres wide by some 2metres in height.

Again, even though the roof type and size of the roof has been reduced from that on the withdrawn proposal, it is still considered that it is still of a bulky form and large proportions which would jar with and visually overwhelm the modest hipped single storey former Cart Barn to the south limiting views of the roof of the latter from the north detracting from its historic setting and that of the designated Southwick Conservation Area.

Whilst it is true that there are other buildings/garages along the street, they are not positioned in such close proximity to the Listed Buildings and curtilage buildings or to the Conservation Area. Indeed, opposite the application site, there is a gable ended building positioned on the boundary, which clearly results in an overly dominant visual distraction to the street scene. But this building is not within or contiguous with, a Conservation Area, and it does not neighbour a Listed Building.

It is thereby considered that the proposed garage building positioned forward of the host dwelling, could not be accommodated on the site frontage without resulting in harm to the setting of the listed curtilage building and the Southwick Conservation Area.

The application property occupies a relatively generous plot, (measuring some 25 metres wide x some 48 metres in depth on its southern side), compared to others in Old Rectory Gardens and it is considered there may be scope for extensions to its rear, thereby allowing the retention of its existing garage and leaving the area to the front clear.

History has shown that the LPA are not adverse to the site being enlarged (see planning history above), but in this instance the provision of a building so far forward of the dwelling, creates an intrusive form of development.

Residential amenity – effect on existing dwellings

The neighbours that would be affected by the proposed garage would be those at 55A Kingston Lane (the former Cart Barn and curtilage building to the south), but because they have no windows on the elevation facing the garage it would be unlikely to affect their outlook or residential amenities.

Recommendation

REFUSE for the reason:-

1. By reason of its size, design, form, massing and forward siting, the proposed detached garage building would constitute an unduly prominent and conspicuous form of development that would intrude unacceptably in the streetscene and would visually overwhelm and adversely affect the setting of the adjoining listed buildings and detract from the historic setting of the Southwick Conservation Area. The proposal is thereby contrary to saved policies AB4, AB11, and AH7 of the Adur District Local Plan; policies 2, 15 and 17 of the Submission Adur Local Plan 2016 and the National Planning Policy Framework.