

The Dormers, 23 Upper Drive, East Preston

Planning Application EP/96/20/HH

Below are our objections and comments relating to planning application EP/96/20/HH.

OBJECTIONS

All of our objections relate to the proposed garage. The proposed garage design and structure ignores guidance included in Arun District Councils' Design Guide, where this is the case the guidance and relevant page/figure number is shown in bold. Sections J (building design) and M (Household Extensions) of the Design Guide have been referred to. Whilst the proposed garage is not an extension (it is a stand alone garage only linked to the house by a roof), the application form used is for "works or extension to a dwelling".

1. Design/Appearance and layout

The proposed garage is unnecessarily high for a garage (4.715m) and a large structure (5.5m x 5.5 m). This would be a large and imposing structure on the street scene. It is out of character with the area to the detriment of the local environment.

... when extensions are done badly they can have a detrimental impact on the wellbeing of surrounding residents and on the appearance of the street scene (page 114).

Front extensions in particular must consider their impact on the surrounding street scene, and are more likely to be acceptable on streets with a staggered or set-back building line (page 116).

Page 116 of the Design Guide includes the following summary:

Front Extensions - Make sure that the scheme:

- Takes care not to disrupt the existing composition of the street in terms of rhythm or building line.**
- Ensures continuation of existing building design in terms of details and materials.**
- Maintains and enhances front garden spaces.**

The application for the detached garage does not meet any of these criteria.

2. Impact on the appearance of the area

The proposed garage is in front of the existing building line, no other properties in the street have structures in front of the building line.

Extensions should not project forward beyond the predominant building line (page 116).

Figure 273 (detached housing) in the Design Guide clearly shows that development of the type proposed in the application is inappropriate (page 114).

3. Closeness to 25 Upper Drive

The proposed garage is very close to our boundary (0.5m at ground level). When the roof overhang and guttering is taken into account the structure appears to reach the boundary – there is no measurement in the plan. There is no mention of guttering for the proposed garage however plan 203075/07 shows an unidentified blue line on the perimeter which we assume to be guttering.

4. Effect on the level of daylight and overshadowing

The proposed garage will reduce the level of daylight to our ground floor room which is nearest to number 23.

The proposed garage will cause overshadowing of our front garden, and the front and side of our house.

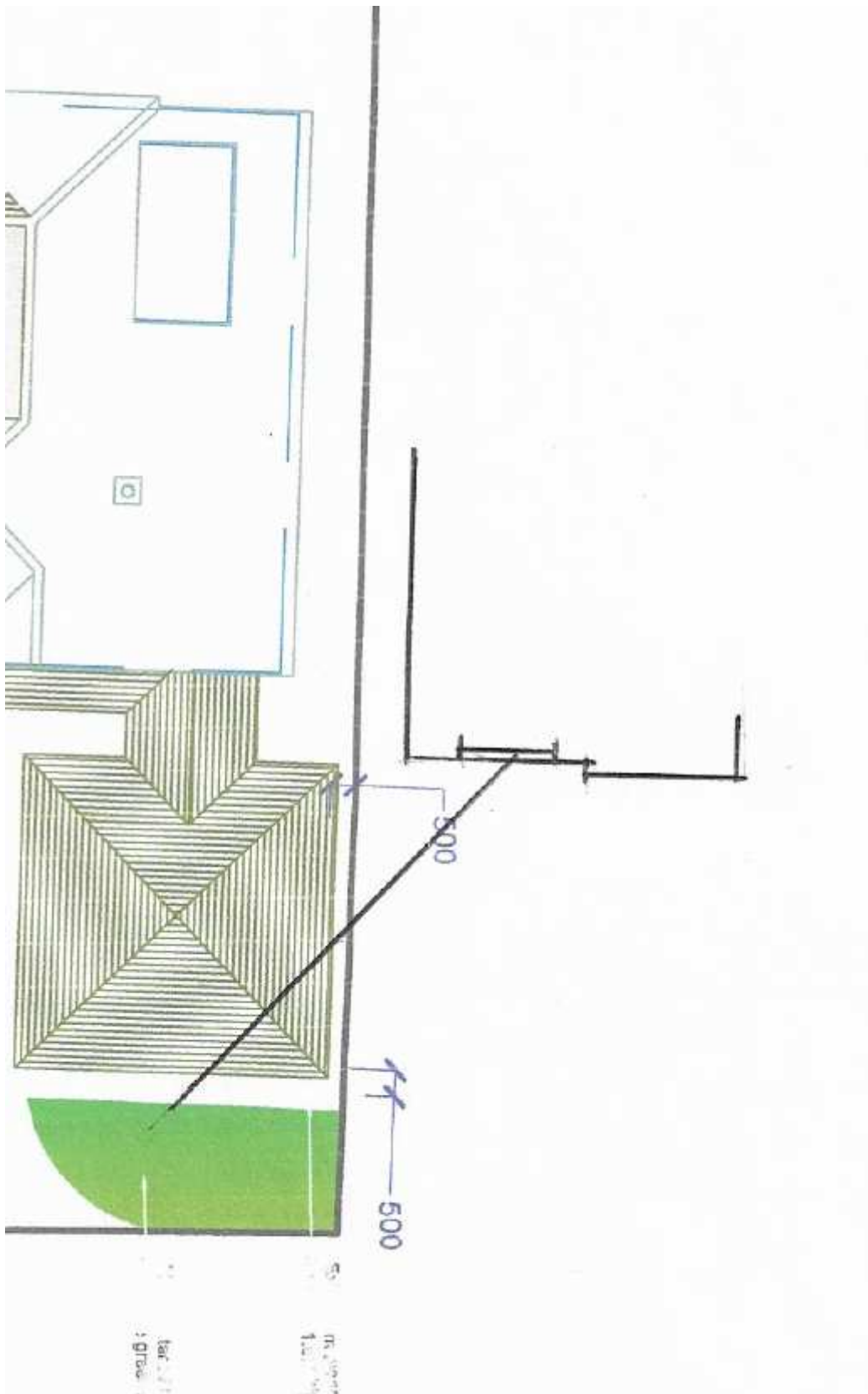
... avoid overshadowing through building orientation and configuration (page 92).

Extensions should also preserve the amenity of the original and neighbouring properties in terms of privacy and overshadowing (page 114).

5. The design does not meet the 45 degree rule.

The impact of overshadowing can often be avoided through the following design measures; in detached houses, by keeping both single and two-storey extensions within a 45-degree line taken from the edge of the nearest ground and first floor windows of habitable rooms in the neighbouring property. (Page 118 – whilst this part of the Guide refers to rear extensions I understand that this rule is in general use and is not restricted to rear extensions).

45 degrees is exceeded even when taken from the centre of the nearest ground floor window as shown by the following diagram and would be significantly exceeded if measured from the edge of the window.



6. Sight lines

The proposed garage will cause inadequate sight lines when leaving the property to join the road.

7. Roof (linking house and proposed garage)

We are unsure of the reasoning for the roof linking the house and the proposed garage. Is the roof possibly a device solely to circumnavigate some planning regulation size restriction? Does the inclusion of the roof mean the garage is then considered to be attached to the house even though the application is for a detached garage? We don't know, but either way all of our objections relating to the garage/outbuilding/extension stand.

THE APPLICATION

1. The Existing floor plans (203075/01) show a dining room on the north side of the ground floor of the property. This is fact a garage with a garage door.

2. Question 6 – Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

Answer given is no.

However there were trees on the site of the proposed garage but they were taken down shortly before the application was submitted.

3. Question 8 – Will the proposed works affect existing car park arrangements?

Answer given is yes, the creation of the detached garage will provide 2 covered parking spaces.

In fact the proposed garage only creates one additional covered car parking space as the proposed location of the structure is in front of the existing integral single garage. This garage is shown as a dining room on the Existing Floor Plans (203075/01) whereas in fact it is a single garage with a garage door.

Whilst the works will create 2 covered car parking spaces obviously there is no guarantee that this is what the space will be used for. The car parking spaces already exist, so the structure simply provides cover.

4. The Proposed Site Plan (203075/05) shows an existing masonry wall approx 1.5m high. This wall has been demolished by workmen employed by Ms Barnes. This (former) wall marks the east boundary of the property. The northern part of the 'Existing Masonry' was the responsibility of us (at number 25) and was demolished without any prior warning or consent. A letter pointing this out and asking for a reparation proposal has been sent to Ms Barnes.

5. The proposed site plan (203075/05) includes a proposal to remove tarmac and reinstate the grass verge. This land is owned by Angmering-on-Sea Estate so the proposal should not be considered as part of this planning application.