Development Management - Delegated Officer Report

Application Number: AWDM/0933/20 Recommendation – Approve

Site: 201 Old Shoreham Road, Southwick

Proposal: Single-storey rear extension to north elevation and detached garage at end of garden

Date of site visit: 23 July 2020

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi-detached dwelling located on the north side of Old Shoreham Road. It also has access from the rear via Mile Oak Crescent.

It is proposed to construct a single storey extension across the rear measuring 6m deep and 3m tall and a garage at the end of the garden, accessed from Mile Oak Crescent, measuring 7m by 7m and 2.6m high.

Relevant Planning History

None

Consultations

West Sussex County Council: The **Highway Authority** has no objection. Access to the garage will be via a private access road which supplies access to multiple garages.
The garage proposed will measure 7 x 7 metres. WSCC minimum recommendation for a single bay garage is 3 x 6 metres and would provide 0.5 spaces towards the parking provision of the site. Given the above measurements the garage is anticipated to provide1 spaces towards the parking demand of the site.
Garages are also considered to provide amenity space. Specifically cycle storage. As such, the LHA wishes to see cycle storage being demonstrated on the plans or secured with a suitable worded condition.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (February 2019)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The extension is at the rear and has limited visual impact. The garage will sit alongside a large pair of garages serving neighbouring houses and will not appear out of character.

Residential amenity

The adjoining half of the pair has its own rear extension, approximately 3.5m deep. The proposed extension, while 6m deep, will only project 2.5m beyond that neighbouring extension which is within the 3.5m limit set out in the Council's DM Standard. No harm is expected therefore.

To the east, No. 203 is a detached house positioned further to the rear and at an angle to No.201, and which is in use as a veterinary surgery. It has a ground floor window close to the boundary which appears to be obscure glazed and other ground floor windows which are positioned further from the boundary and angled away. It is not considered that the extension will cause harm to that property.

The proposed garage is to be at the rear, adjacent to other garages within a garage compound. It will not cause harm to amenity.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. Garage ancillary to dwelling

Is recommendation contrary to letter(s) of representation? N

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning

permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 14 August 2020

Authorised by: Gary Peck Date: 14 August 2020