Development Management - Delegated Officer Report

Application Number: AWDM/1655/16 **Recommendation – Approve**

Site: **163 Greenways Crescent Shoreham by sea**

Proposal: **Demolition of existing concrete garage and construction of new brick and timber garage with tiled pitched roof**

Date of site visit:

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to what was a free standing garage at the side of a semi-detached dwellinghouse in an outer residential suburb of Shoreham. This garage has been demolished.

The application proposal is for a new free standing garage to measure (at max) 4 metres in height, 9.7 metres in length, and 4.6 metres in width.

Relevant site history
None

Consultations
None

Representations
None

Relevant Planning Policies
National Planning Policy Framework
Saved Adur District Local Plan: AG1, AH7
Adur Local Plan 2016 Submission policy: 15, 29

Planning Assessment

Principle

Upgrading of housing stock, including domestic garages, is acceptable in principle.

Visual amenity

The new garage is of similar domestic scale and position on the site to the existing garage (although a little larger) so would not be intrusive in the street scene. Its exterior materials and finishes would be sympathetic to its suburban surroundings.

Residential amenity

The new garage building would be built close to the shared boundary. However, it would be only marginally higher than the original garage building and positioned similarly to this.

The neighbour's own garage screens some of the length of the garage, as does existing boundary treatment.

The garage is sufficiently removed from neighbouring windows/doors to avoid the shadow cast to harmfully impact on neighbour's living conditions.

Accessibility and parking

Parking provision on site would be as existing so the proposal would have a neutral impact on highway safety or on-street parking.

On-street parking on Greenways Crescent itself is very limited so it is prudent to condition that the garage remains used as a garage and/or incidental storage by way of condition.

Recommendation

Approve

1. Standard time limit
2. Approved Plans
3. Garage used as garage/incidental storage

Informative

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.

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

Case Officer: Matthew Porter Date: 16-1-2017

Authorised by: Peter Barnett Date: 16 January 2017