Development Control – Delegated Officer Report

Application Number: AWDM/0947/13 Recommendation – Approve

Site: 30 Manor Hall Road, Southwick

Proposal: A pair of single linked garages between Nos. 30 and 32

Date of site visit: 20th August 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site comprises of two dwellings nos. 30 and 32 Manor Hall Road, two semi-detached dwellings on the south side of Manor Hall Road. No. 32 has an existing flat roof garage attached to the west of the building. No. 30 to the west has an existing front wall attached to the garage at no. 32 leading to an enclosed area to the side of no. 30.

Permission is sought to demolish the existing flat roof garage and front wall/store and to build two matching garages to between the two dwellings. The garages will have a dummy pitch to the front, matching outward opening double doors to the front and a party wall. The garage at no. 30 will be slightly deeper due to relationship with existing extensions at the house.

Representations: No third party representations have been received.

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal comprises upgrading of 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 proposed garages will be clearly visible within the street scene. The design will be an improvement on the existing flat roof garage at no. 30 and will provide a uniform appearance and link between the properties. The dummy pitch roof and outward opening double doors will enhance the street

scene. The garages are modest in scale and will not over dominate the existing two storey dwellings.

Residential amenity

The garages are enclosed in between no. 30 and 32. There will be no adverse impact on any other dwellings surrounding the site. The plans show the garages to be built as one structure with a party wall shown. The garages would therefore need to be built together as one development. It is therefore not considered necessary to attach a condition to ensure that both garages are built at the same time.

Accessibility and parking

The garages are to be used as stores, (as shown on the plans) there is however hard stand to the front of the dwellings which will remain unchanged. Both dwellings have off road parking for two cars.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7)

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. Approved plans

Informatives: -

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: Hannah Barker Date: 9th September 2013

Authorised by: Jo Morin Date: 17 Sept 2013