Development Management - Delegated Officer Report

Application Number: AWDM/1227/21 Recommendation – APPROVE

Site: 1B Mill Hill, Shoreham-By-Sea, West Sussex

Proposal: Detached garage

Date of site visit: 5th October 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached property sited on a triangular piece of land just north of the junction of Mill Hill with Erringham Road and The Street. The property fronts Mill Hill to the east with access to a driveway and under croft parking. There is garden amenity space to the north of the building and to the south of the property and driveway there is land which is currently also amenity space. This site is enclosed with dense laurel hedging on the eastern boundary and is at lower ground level than the street, ground levels also reduce from north to south.

Consent is sought for a single storey flat roof garage building within the section of land to the south of the dwelling and driveway/access. Vehicular access to the garage will be via the existing access and driveway. A garage door will be on the north side and a smaller door to the rear with access to the existing steps leading down to the lower level of amenity space/garden area. The garage is 5.5 metres wide reducing in width to the south due to the width of the available land. It is 8 metres in length.

Consultations: - West Sussex County Council - Highways Authority: -

The proposal does not appear to alter the existing access arrangements to the site and is not anticipated to result in a material intensification of use of the existing access. The proposed garage exceeds the minimum internal specifications of 3 x 6m a set out in Manual for streets and is considered to be of a suitable size to accommodate a single vehicle.
Conclusion
The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal. If the LPA are minded to approve the application, the following condition should be applied:
Condition
Car parking space (details approved)

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.
Reason: To provide car-parking space for the use.

Adur & Worthing Councils: The **Tree and Landscap**e Officer advises that he has taken a look at the proposal and considers that it is possible to build the garage and retain the existing hedge, as the hedge is less likely to have large anchoring roots or root buttresses. It might be advisable that some sort of barrier is placed along the length of the hedge during construction to prevent any damage by machinery. This would not need to be at standard RPA.

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 (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

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 siting of the proposed garage building within the narrow land to the south of the main dwelling is considered to be acceptable in this case. The reduced ground levels and the sunken position of the building, its modest, single storey scale and ancillary use, combined with the dense hedge screening give rise to an unobtrusive development. Conditions have been attached to ensure firstly that the building remains as a domestic, ancillary garage building therefore no separate unit of accommodation will arise in this case, thereby protecting the character and appearance of the area and safeguarding against over development of the site. Also a condition is recommended requiring the Laurel hedging to the east to be protected during construction work and to be replaced if damaged to safeguard the visual amenities of the locality by screening the building from the adjacent street.

Residential amenity

Due to the position of the proposed garage the building is not in close proximity to any of the neighbouring residential properties. Also due to the screening it will not be overly prominent and visible to any adjacent dwellings. It will not result in a loss of light, overbearing impact or loss of privacy. Its use being ancillary will not give rise to any increased activity which would be detrimental to neighbouring properties.

Highway and Parking

The condition relating to parking is not considered necessary in this case as there is existing off street parking on site. The building is conditioned to be a domestic garage with ancillary use, although the use of the garage for parking is welcomed it is not essential that it is used for the parking of vehicles at all times and solely for this purpose.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. Retention and protection of hedging.
5. Ancillary use of building not to be used as separate unit of accommodation.

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: Hannah Barker Date: 12th October 2021

Authorised by: Peter Barnett Date: 13 October 2021