Development Management – Delegated Officer Report

Application Number: AWDM/1513/24 Recommendation: APPROVE

Site: 6 Mile Oak Crescent, Southwick, West Sussex

Proposal: Proposed extension to existing garage.

Date of Site Visit: 13th January 2025

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a semi detached, two storey dwelling within a street of similar properties. Prince Charles Close runs to the side of the dwelling and there is some off street parking here. The side is enclosed by close boarded fencing along this boundary. There is a ground floor, side, lean to extension visible and a detached hipped roof garage set back slightly to the rear of the building and built up to the side boundary.

Consent is sought here to enlarge and alter the existing garage, the proposed plans show the height to remain the same as existing, the length to be increased to the front and rear and a slight width increase. The garage door is to be replaced with a door and window. Materials to be used will match existing, tile and render. The applicant's agent has confirmed that the garage will remain as a domestic garage for storage ancillary to the main dwelling and no change of use is proposed here.

Consultations:

West Sussex County Council: The Highways Authority

No alterations are proposed to the existing access arrangement. The proposed development is not anticipated to give rise to a material intensification of use of the existing access point.

From inspection of the plans, the extended garage will not meet the minimum internal specifications for single-bay garages of 3m x 6m as outlined in Manual for Streets (MfS). Therefore, the LHA would not consider the garage for parking provision. The applicant is advised to enlarge the garage to meet the MfS specification if they wish it to be considered for parking provision.

The property is served by an existing driveway which will be retained, this has sufficient space to provide parking provision for several cars.

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 115), and that there are no transport grounds to resist the proposal.

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 (December 2024)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The garage as existing is visible within the street scene to the side and front of the site. As extended it will not be an overly large feature, it will not dominate the street or existing dwelling. It will remain a subservient, domestic outbuilding at the site. It will be no higher than existing.

Residential amenity

The garage is adjacent to the highway and close to the host dwelling. The garden is large and the building is not in close proximity to any neighbouring dwelling. Therefore there would be no loss of light, privacy or overbearing impact as a result of the proposed development.

There are no concerns in terms of highway safety. There is parking available on the property frontage.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. Garage/storage only

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: 20th January 2025

Authorised by: Peter Barnett Date: 20 January 2025