Development Management – Delegated Officer Report

Application Number: AWDM/0937/15 Recommendation – APPROVE

Site: 1 The Kestrels Shoreham-By-Sea West Sussex

Proposal: Extension to front (south) elevation of existing detached garage.

Date of site visit: 4.08.15

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is an end of terrace two storey dwelling within a cul de sac location. Within the curtilage of the site to the rear boundary is an existing flat roof single garage with hard stand parking for one car to the front. There is an existing dropped kerb with vehicular access to the highway. The side elevation of the garage as existing forms part of the rear boundary of the rear garden of the dwelling house. The remainder of the rear garden is enclosed by a brick wall with a pedestrian access gate adjacent to the front of the existing garage.

Permission is sought to extend the existing garage both in width, height and depth. The garage will be brought forward by a total of 3.9 metres, to include the parking area currently to the front of the garage. The width of the garage will be increased with partial encroachment into the existing rear garden. The existing rear garden wall to the west of the existing parking area is in-line with the proposed increased width. The garage, at the middle and front section will be increased from 2.5 metres to 3 metres in width and from 2.2 metres in height to 2.5 metres. A roller shutter door is proposed and a pedestrian door and side window onto the rear garden of the dwelling. The garage is to be constructed with breeze blocks and face bricks to match existing and the roof is to be felted.

Consultations: West Sussex County Council Highways Authority: - The proposal is for the extension of the existing garage unit with access onto Nicolson Drive via an existing access point. The extension of the garage would not unduly affect the flow of vehicular and pedestrian movements in the area. The most recently available verified accident records reveal there have been no personal injury accidents in the vicinity of the existing point of access, indicating a low risk of highway safety issues with this proposal. There are no highway safety concerns with this proposal.

Representations: none 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

There is no objection in principle to the proposed development which involves an extension to an existing domestic garage. The main issues in this case are highway safety, visual and residential amenity.

Visual amenity

The proposed garage extension will be clearly visible within the street scene. As existing the garage is set back further from the highway than the double garage block to the east. The proposed extension will bring it closer to the highway however the existing garages to the east will still be positioned further south. Therefore despite the extension forward, slight increase in height and width, the adjacent garage block still remains the dominant feature within the street scene. There will be no significant impact on the character and appearance of the surrounding area or street scene in this case. The application forms state that a remote roller garage door is proposed. Visually this is acceptable and will have no adverse impact.

Residential amenity

It is not considered that the proposed increase in size of the structure will result in any loss of light, privacy or overbearing impact to any adjacent dwellings. The main property to be affected is that of the host dwelling with the garage a butting the rear boundary. No details are given by the applicant as to how the garage will be used however the assumption is that it will be used for normal domestic garage use for parking of vehicles and storage. A condition is attached to ensure that this is the case and that it is used ancillary to the main dwelling with no business use or residential use to be carried out.

Highway Safety

The increased depth of the garage results in a loss of the existing parking space to the front of the garage, this is however considered to not be of significant concern in the light of the garage resulting in potential parking provision and also the surrounding cul de sac having ample off street parking available. The highways authority consider that the proposed garage extension will not result in an impact upon the flow of vehicular and pedestrian movements and there are no highway safety concerns. The applicant proposes to insert a remote roller garage door, therefore should a car approach the garage the door can be opened remotely without any encroachment onto the highway or need for the car to block the footpath for too long. A condition is attached to ensure that the roller door is in place at all times.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 Year Time Limit

2. The development hereby permitted shall be carried out in accordance with the following approved plans:-

   Location Plan: -received 6th July 2015
   Block Plan: - received 6th July 2015
   Existing Floor Plan – received 6th July 2015
   Proposed Floor Plan – received 6th July 2015
   Existing elevations – received 6th July 2015
   Proposed elevations – received 6th July 2015

   Reason: *For the avoidance of doubt and in the interests of proper planning.*

3. The external materials and finishes of the development hereby permitted shall be completed to match in design, colour and texture those of the existing building unless otherwise approved in writing by the Local Planning Authority.

   Reason: *In the interests of visual amenity and to comply with saved policies of the AH7 of the Adur Local Plan.*

4. Domestic garage use only no business or residential use.

5. Roller shutter door only.

Informative

1. Proactive Statement – No Amendments

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

Case Officer: Hannah Barker Date: 11th August 2015

Authorised by: Jo Morin Date: 18.08.2015