Development Management – Delegated Officer Report

Application Number: AWDM/1587/24 Recommendation: APPROVE

Site: 46 Parkside, Shoreham-By-Sea, West Sussex

Proposal: Renovations to existing detached garage. Retaining the existing form of the building, new windows and doors by increasing existing openings. Replacement and increase in height of flat roof with rooflights, part of elevation in black timber cladding and remaining elevations white render.

Date of Site Visit: 13th January 2025

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a dwelling on the east side of Parkside, a private road within Shoreham. The street is characterised by dwellings on the east side and garages and outbuildings on the west side. Consent is sought here to renovate the existing garage/outbuilding opposite the dwelling. The building currently comprises a hipped roof building with an attached flat roof addition, it appears in need of repair. There is off street parking to the front of the building.

The submitted plans show two openings to the front with the garage building to be a bike storage and maintenance area and the attached building as a workshop with interconnecting door. Rooflights are shown on this section with a rear window and door proposed. The flat roof is to be slightly higher than existing due to increased insulation and the building will be completed with a contemporary finish. This is to include black timber vertical cladding to the front elevation of the side addition with a natural timber vertical clad door. The reminder of the building is white render. The garage building is to be rendered white with a natural timber clad sliding shutter with glazed opening.

Consultations:

West Sussex County Council: The Highways Authority

No changes 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.

Two single-bay garages will be lost as part of the proposals. However, it should be noted that neither of the existing garages meet the minimum internal specifications for singlebay garages of 3m x 6m as outlined in Manual for Streets. Therefore, the LHA would not consider the existing garages for parking provision, as they are likely too small to accommodate modern sized cars. It is not unreasonable for the LHA to assume the existing garages may be being used for other purposes, such as storage.

As such, no concerns are raised regarding loss of existing parking provision. An existing driveway is to be retained with provision for one car.

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 116), 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 building as existing is clearly visible within the street scene; as stated above this side of the road is characterised by many outbuildings and garages of various scale and appearance. As existing it is identifiable as an ancillary, domestic outbuilding. The proposed changes give the building an upgraded, contemporary appearance, on balance this is not considered to be harmful within the context of the street. There are a variety of building styles with many having been upgraded over time.

The applicant's agent has confirmed that the building will continue to be used as a domestic garage ancillary to the main dwelling. There will be no business use and a

condition is attached to ensure this is the case and that there would be no use of the building as a separate dwelling in the future. This would therefore be in keeping in character and appearance with the surrounding built environment.

Officers did query the proposed openings as these did not represent the appearance of a domestic garage which formed the general character here. There was concern that the building could appear as a small dwelling which could be considered out of character. The applicant's agent highlighted the sliding function of the main door and submitted an additional plan to show the appearance of the door with the shutter across. It was advised that this would be shut for security when the garage was not in use. This would therefore give the appearance of a garage door and would therefore give the building a more ancillary appearance. This would therefore be deemed acceptable.

Residential amenity

The use of the building is ancillary as a domestic garage, therefore no noise or disturbance would affect any adjacent residential properties. The building is slightly larger than existing and the openings are to change however being across the road from adjacent residential properties there would be no adverse impact in terms of loss of light, privacy or overbearing impact.

Parking

West Sussex County Council has been consulted and has no objection to the proposals. It is noted that the garage is below the standard required for the parking of vehicles and that there is access and off street parking to the front of the building for a vehicle associated with the dwelling.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as shown on approved plans
4. Domestic garage, ancillary building no business or primary living.

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: 28th January 2025

Authorised by: Peter Barnett Date: 29 January 2025