**Expiry Date – 21/7, ppa 24.7**

# Development Control – Delegated Officer Report

**Application Number: AWDM/0785/20 Recommendation – Approve**

**Site:** 1 Mill Avenue, Shoreham

**Proposal:** **Proposed detached garage in frontage.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 16/7

## Site and Surroundings

This application relates to an interwar semi detached house on the south side of Mill Avenue at its junction with The Drive. As built these properties have cat slide roofs at the side and a steeply pitched and gabled half width single storey rear extension. Many of these houses have added side dormers to the cat slide roofs, including this house.

This property has a deep ground floor rear extension.

The property is not in a conservation area and is not listed.

## Proposal

Planning permission is sought for a detached garage at the front of the property to sit alongside the garage at No. 75 The Drive. It has a crown top roof and is wider than 75's garage.
The application has been revised since first submitted to remove a wrap around side and rear roof extension.

## Relevant Planning History

AWDM/0260/16 - Single-storey rear extension to south elevation. Granted 13.4.16

## Consultations

None undertaken.

## Representations

None received.

**Relevant Planning Policies and Guidance**

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.
**Planning Assessment**

***Principle***

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Neighbour amenity

The new garage is at the front of the property and will sit alongside a garage belonging to No. 75 The Drive. It will not have any neighbour impact.

Character

The site is on slightly higher ground to No. 75 The Drive, to the east. Consequently, the proposed garage is slightly taller. It is also wider than the garage it will sit alongside. However, it is not considered that it would be harmful to the streetscene.

**Recommendation: Approve** subject to the following conditions:

1. Approved Plans
2. 3 years

***Informative***

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to any representations? No.

Case Officer signed: MOK Date: 21.7.2020

Authorised and signed by: Peter Barnett Date: 22 July 2020