Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0181/15

Site: **22 Beach Road**

Proposal: **Extension to north side of existing double garage to provide a further single garage**

Neighbours checked: Y
Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a modern detached villa built in pastiche of 'Italian baroque' style, situated in an outer residential suburb of Shoreham on the beach. There is a large double garage in front of the villa.

Permission is sought for an extension to the existing garage to measure (at max) approximately 3.8 metres in height, 5.9 metres in length, and 3.5 metres in width.

Relevant site history
None

Consultations
Adur & Worthing Councils *Environmental Health contamination officer: require the addition of the PFA informative*

Representations
None

Relevant Planning Policies
Adur Local Plan AG1, AH7
National Planning Policy Framework

Planning Assessment

Principle
Upgrading of the housing stock is supported in principle.

Visual amenity

The garage is already large and prominent. The extension will make it larger but no less prominent as it would still be sufficiently distant from the highway, and is well integrated by matching eaves, roof design, and exterior materials and finishes.

Although the application property sits adjacent to an open area of vegetated shingle, it would not encroach on this visually.

No visual harm would arise from it.

Residential amenity

The garage extension would sit alongside the boundary wall. But this is blank and it would not be of a height as to interfere with the outlook from the neighbour's side window.

Parking

Sufficient parking would be retained on site to satisfy adopted Council standards.

Recommendation

APPROVE

Informative

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.

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

Case Officer: Matthew Porter Date: 2-4-2015

Authorised by: Peter Barnett Date: 7 April 2015