Development Management - Delegated Officer Report

Application Number: AWDM/1289/21 Recommendation – APPROVE

Site: 54 Parkside, Shoreham-By-Sea, West Sussex

Proposal: Proposed replacement double garage with storage in roofspace

Date of site visit: 20th July 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is within Parkside a private residential street in Shoreham. The street is characterised by the dwelling houses being on the eastern side of the road with parking and garage buildings to the west.

The current application seeks consent for the replacement of a double, flat roof garage building. The proposed garage as amended is 5.3 metres wide, 7.4 metres in depth and 5 metres high. A larger building was originally proposed exceeding 5 metres in height and with front and rear dormers with a proposed study in the roof space. Officer's advised that a domestic garage with storage at first floor of maximum height 5 metres, in line with other recently permitted garages within Parkside. A recent example being no. 34 Parkside AWDM/1918/19 permitted in January 2020.

Consultations

West Sussex County Council :- Highways Authority: - Both existing and proposed garages do not meet WSCC and Manual for Streets Guidance on parking dimensions for garages and as a result both would be considered to provide NIL parking provision for the site. 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 111) and that there are no transport grounds to resist the proposal.

Adur and Worthing Councils: - Environmental Health: - No comments

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 (February 2019)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The proposed garage is larger than the existing garage at the application site. However there are many garages on this side of the road of various size, scale and design. The depth and width of the garage are increased however it is not overly large when compared with other development along this side of the street. The proposed garage will be higher than that adjacent however due to the variation here and distance from dwelling houses this is not considered to be of any concern in this case. The garage building as amended is in keeping with the character and appearance of the locality.

Due to the scale of the building and the roof space a condition is attached to ensure that the building is used for the garaging of vehicles and storage only ancillary to the main dwelling. This is both to protect the character of the locality and residential amenity.

Residential amenity

Due to the position of the proposed garage and its use it is not considered that there will be any adverse impact upon adjacent residential properties. The building will be visible from dwellings opposite in Parkside yet there will be no adverse impact. No loss of light or overbearing impact will occur. It is not considered that the front velux will result in any adverse impact in terms of overlooking due to the position of these in the roof, the use of the first floor and distance towards the properties opposite.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. The garage hereby permitted shall only be used for purposes incidental to the enjoyment of the existing dwellinghouse for parking of vehicles and domestic storage and not for the purposes of primary living accommodation (bedroom, living room, dining room or kitchen).

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

1. Proactive with amendments

Case Officer: Hannah Barker Date: 10th August 2021

Authorised by: Gary Peck Date: 13 August 2021