Development Management - Delegated Officer Report

Application Number: AWDM/1639/20 Recommendation – APPROVE

Site: 80a Hammy Lane, Shoreham-by-Sea

Proposal: Detached garage to north

Date of site visit: Assessment has been assisted using the Applicants plan; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

No 80 Hammy Lane has been subdivided into 2no. flats, and the property is located on the east side of Hammy Lane. The address is on a junction of Hammy Lane, with Crown Road to the west, and Wilmot Road to the east. Directly behind the amenity land of the flats is a detached block of 4no. garages with access off of Hammy Lane. These garages back onto the rear garden of no. 1 Wilmot Road.

The application proposes to provide an 'L' shaped attached garage to the existing block in order to provide additional parking and storage to the ground floor flat 80A Hammy Lane.

The attached garage will measure 4.82m at its rear; 6.49m at its longest length; and 5.3m at its shortest length. The front width will be 3.22m.

There is a 6m depth from the front wall of the garage to the pavement edge (5m depth from the open garage door)

Representations: None received

Consultations: WSCC Highways

For the LHA to consider a garage to provide a parking provision of 0.5, the garage must first measure a minimum of 3m x 6m internally. As such, the garage would be considered to provide a 0.5 parking provision.

The LHA raises no concerns over the vehicle parking.

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 it is not contrary to the NPPF (para 109) and that there are no transport grounds to resist the proposal.

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 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 surrounding area.

Visual & Residential amenity

The proposed garage will visually read as a continuation of the existing garage block, but with the opening section slightly forward (by approx. 1.2m) of the remaining ones.

There will be a 5m apron to the front of the garage opening in order to allow a car to stand. The garage is 'L' shaped which will allow the storage of items within the garage, such a lawn mower etc. A pedestrian door will be positioned on the south elevation for access purposes.

It is considered that the attached garage will be acceptable within this location and will not result in harm to either the visual amenities or the residential amenities of the area.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials
4. The garage relates to no. 80A Hammy Lane

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

Informative:-

1. Approved following amendment

Case Officer: Eve Hearsey Date: 20.01.2021

Authorised by: Peter Barnett Date: 20 January 2021