Development Management – Delegated Officer Report

Application Number: AWDM/0745/23 Recommendation: Approve

Site: 94 Old Fort Road, Shoreham-by-sea

Proposal: Proposed garage extension with new hardstanding

Date of Site Visit: 5 July 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application relates to a detached bungalow on the south side of Old Fort Road. It has a long projecting element at the front with a hipped roofed garage at the end. It is proposed to extend to the side of the garage by 4.6m in width to form a second garage. It will have a slightly deeper footprint than the existing but a lower ridge height. It will not bring the building closer to the road and will maintain a 1.75m gap to the side boundary. The existing shingle driveway is to be replaced with stone setts.

The garage will be finished in timber cladding and slate tiles as existing.

Planning History:

Various extensions approved

Consultations:

West Sussex County Council: The Highways Authority has no objection. No alterations to the existing site accesses are proposed. The proposed extension will provide a second garage parking space, offsetting the external parking space lost as result of the proposal. It is anticipated that there is sufficient space retained on the proposed hardstanding area for additional vehicles to park.
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.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 28
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)
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

There are a large number of front projections along Old Fort Road although they tend to run along one side of the boundary only, as with this property currently, rather than fill the space between the side boundaries.

This proposal will close the gap to the side boundary and the front projection will have a wider appearance than others in the street. However, a gap will be retained and it will not come closer to the road. In light of the variety and scale of development along the road, this minor extension will not cause harm to the overall character.

Residential amenity

The extension will not harm the amenities of neighbouring properties as it is suitably distant from primary living areas.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

4. To be used as garage only.

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: Peter Barnett Date: 5 July 2023

Authorised by: Gary Peck Date: 12 July 2023