Development Management - Delegated Officer Report

Application Number: AWDM/0515/21 Recommendation – APPROVE

Site: 26 Upton Avenue, Southwick, BN42 4WP

Proposal: Proposed extension to existing garage.

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

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is situated on rising land on the south side of Upton Avenue in Southwick and is a detached bungalow. It has a rear conservatory extension, and it has a garage which is linked to the neighbouring garage at no. 28, the garages are at the end of a central shared drive between the application site and no. 28. There is also a shed positioned in the corner of the rear garden, close to the rear boundary. The rear garden is on lower land than the front of the property.

Many of the properties within the street have undergone some form of rear extension, and many have enlarged garages.

Proposal:

The application seeks permission to widen the existing garage by some 750mm and lengthen by 1.25m. The resultant building will remain as a flat roof structure.

Representations: None received

Consultations: None

Relevant History: None

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 existing garage is visible from the street, but is not a dominant structure as it is positioned at the rear end of the driveway between 2no. dwellings, therefore the side and rear extension of the garage will not be viewed outside of the site in question, nor from the neighbouring property no. 28, particularly as the roof height is being lowered.

The property to the rear, no. 30 Hillside is some 15m distant from the back of the proposed extended garage, and there is a dividing fence, thereby it is not considered that the extension to the garage will materially affect their existing residential amenities.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials

Informative:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 07.05.2021

Authorised by: Peter Barnett Date: 7 May 2021