Development Management – Delegated Officer Report

Application Number: AWDM/1319/15 Recommendation – APPROVE

Site: 25 Springate Road Southwick

Proposal: Erection of detached single garage in front garden to west of main dwelling

Date of site visit: 13.10.15

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is located within Springate Road, a semi detached dwelling accessed via an adopted access drive, it is the furthest property from the main highway and there is no through access. As existing there is a wooden shed and gravelled parking area to the front of the bungalow. Permission is sought to erect a detached single garage to the front of the bungalow adjacent to the south west boundary. The garage is of pre case design with a shallow-pitched roof; it has a pebble dash finish with brick affect to the front. Metal sheeting is proposed with tile effect to the roof. A white metal door is proposed with white uPVC windows.

The garage is 5.6 metres long, 2.6 metres wide and has a maximum height of 2.5 metres.

The plans show the existing shed to be removed and the gravel area to be retained.

Representations:

One letter of representation has been received asking where the rain water will go that is collected by the new structure as the pitched roof directs it all towards the border connecting to my rear garden.

Consultations:

West Sussex County Council Highways: -

From an inspection of the plans alone there is no apparent visibility issue at the point of access onto Springate Road. The most recently available verified accident records reveal there have been no personal injury accidents in the vicinity of the existing point of access indicating a low risk of highway safety issues with this proposal. Whilst any vehicular movement may be difficult it should not generate a detriment to highway safety as the proposal site is at the end of the accessway.

There are no highway safety issues anticipated with this proposal.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising:
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012).

Planning Assessment

Principle

There is no objection in principle to the proposed development which involves an improvement within the curtilage of the dwelling house.

Visual amenity

Although the garage is to the front of the dwelling it is not overly prominent being set back along a narrow access road. The garage is to be in the corner of the site adjacent to fences to the south and west. It is also modest in scale and height. The existing shed is to be removed on site, a condition is attached to ensure this is the case to avoid over development to the frontage of the bungalow and to still allow space for parking and turning.

Residential amenity

Although the proposed garage borders the boundary with adjacent properties, due to the unusual siting of the bungalow this is the boundary with the rear garden and not the main dwelling houses. The structure due to its modest height and scale and distance from adjacent dwellings will not have any significant adverse impact. The use of the garage will be ancillary to the main dwelling and a condition is attached to ensure this is the case.

Highways

West Sussex County Council Highway has raised no objection to the proposal their comments are set out above. The proposal would not lead to any risk of highway safety.

Drainage

A representation has been received from the adjacent neighbour concerned with regards to drainage of the site and run off onto their rear garden. This matter was raised with the applicant's agent who has submitted amended plans to show water butts attached to the garage. Also the gravel is to be retained when the shed is removed to allow for sufficient drainage and to limit surface run off. These details are conditioned below to ensure this will be the case.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 Year Time Limit

2. The development hereby permitted shall be carried out in accordance with the following approved plans:-

   Elevations and footprint – received 4th September 2015
   Location Plan, Block Plan layout plan – received 2nd October 2015

   Reason: *For the avoidance of doubt and in the interests of proper planning.*

3. The two water butts shown on the plan hereby approved shall be in place and fully functional prior to the use of the garage hereby permitted. These water butts shall remain in place and be fully functional at all times.
   Reason: - To control surface water and to contribute towards drainage of the site.

4. The existing shed on site, shall be removed and the gravel base retained at all times for drainage purposes. All debris relating to the removal of the shed shall be removed from site prior to use of the garage hereby permitted.
   Reason: - To protect the visual amenity of the locality.

5. The garage hereby permitted shall be used incidental to the enjoyment of the main dwelling and for no other use including residential and/or commercial use.
   Reason: - To protect the residential amenities of the occupiers of the adjacent dwellings.

Informative

1. Proactive Statement – following revisions

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

Case Officer: Hannah Barker Date: 19th October 2015

Authorised by: Jo Morin Date: 20.10.2015