Development Control – Delegated Officer Report

Application Number: AWDM/1292/14 **Recommendation – Approve**

Site: **10 Lesser Foxholes**

Proposal: **Extension to garage to raise eaves height and construct pitched roof**

Date of site visit: 5th Nov 2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a two-storey detached property, built in a modern style with low eaves at the front.

The proposal is for raising the roof of the existing attached garage, to measure 4.7 metres in height, 6 metres in length, and 3.3 metres in width, with conversion of existing integral garage to habitable accommodation.

The property sits in an area of predominantly two storey dwellings, with distinctive asymmetrical roof slopes and low eaves.

Relevant site history
None

Consultations
None

Representations
None received

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle.

Visual amenity

The new garage roof is still of an appropriate scale, with a roof pitch to match the main house. The slightly ‘stretched’ appearance of the garage door would

not be offensive visually while the new front window to the converted garage is in correct proportion and design. There are sections of facing flint on nearby buildings.

Residential amenity

The neighbouring building to the south has several windows in the side wall facing the application property.

The raised roof would remove some light from these windows. However, light and outlook is already curtailed by the existing garage and boundary vegetation, so the resultant impact would not be materially adverse.

Parking and accessibility

The front drive is shared access to several properties but the area immediately in front of the application property is allocated to No. 10, so the reposition of the garage would not cause interference with other vehicles and no exacerbation of on street parking congestion would arise.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Approved plans
3. Apart from flint panel materials to match existing dwelling

Informative

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.

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

Case Officer: Matthew Porter Date: 19-11-2014

Authorised by: Peter Barnett Date: 24 November 2014