Development Management – Delegated Officer Report

Application Number: AWDM/1537/23 Recommendation: Approve

Site: 9 Harbour House, Harbour Way, Shoreham-by-sea

Proposal: Demolish the existing garage structure and replace with a new garage with roof terrace, accessed by an external metal staircase, with opaque glass privacy screens

Date of Site Visit: 14 December 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

Harbour House is a two storey building on Harbour Way which is used as mixed residential/business, with some of the units live/work units and others solely residential.

No.9 is at the eastern end of the building on the corner with Providence Way. It has a prefabricated single garage in the rear garden, built around 2004. Permission was granted earlier in the year to remove that garage and to construct a new pitched roof garage of a similar size and in the same location (AWDM/1279/23).

This application seeks to amend that approval to increase the size of the garage from 3.8m wide to 5.1m wide and to add external stairs on the west side to enable access to the now proposed flat roof, which is to be used as a terrace. Opaque privacy screens are to be installed on the sides, 1.1m high generally but 1.7m high on the west side.

It will have corrugated steel sheeting to the walls, insulated roof panels and a roller shutter door.

Planning History:

SU/74/00 - Prefabricated single garage at rear

SU/97/04 - Vary condition 3 of SU/88/98 to remove restriction requiring work areas to be solely on ground floor & residential accommodation solely on first floor

AWDM/1279/23 - Demolishing the existing garage structure and replace with a new garage

Consultations:

West Sussex County Council: The Highways Authority has no objection. There is no material change in location of the garage however the floorspace is now to be larger than that previously approved. The existing garage is substandard when considered against WSCC current guidance for Garage parking spaces. To be considered to count toward the parking provision of a property, the garage space should measure 3m x 6m for a single and 6m x 6m for a double garage. This also allows sufficient space for secure and covered cycle parking. The proposed garage also falls short of this standard at approx 4.7m x 5m.
The LHA considers however that the garage as now proposed is not materially different from the existing arrangement and therefore does not change the current arrangement with regard to parking provision. The property is served with a frontage parking area served from Harbour Way, it is considered that this is the current means for parking and remains unchanged.
Based upon the above considerations, the LHA raise no highways safety concerns with the proposed replacement garage

Representations

Representation received in support from the occupier of 8 Harbour House:

As immediate neighbours we support this planning application as we feel it will greatly improve the 'street scene' to the rear of Harbour House. It will also allow the rear fence line to be replaced in a uniform style with up to date materials thereby refreshing the visual impact of the East end of the block

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

The garage will replace an existing garage in the same location and will be largely hidden behind Harbour House from views from Harbour Way. The corrugated sheet walls will be acceptable in this location.

The addition of the roof terrace and privacy screens will introduce an unusual feature into the locality but, given its limited visibility in the wider area, insufficient harm is caused to warrant refusal.

Residential amenity

The adjoining unit in Harbour House will potentially be more affected by this proposal than they are by the existing garage due to its increased footprint and the introduction of a roof terrace. Obscure glazed screens will maintain privacy.

To the north there is a blank side wall of the nearest house in Providence Way facing the site. Houses to the east are sufficiently distant to not be affected. There will be no adverse impact on residential amenity.

Parking and access

There is no highway objection to the proposal. While below the recommended minimum size for a garage, the applicant's agent has explained that increasing the length of the building would block access from the back door of the house. However, the applicant has a campervan that fits exactly for length in the proposed garage. As well as the campervan the structure will be used for domestic storage purposes.

On this basis, there are no highway concerns.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified
4. Garage use only
5. Privacy screen

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: 15 December 2023

Authorised by: Gary Peck Date: 15 December 2023