Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0528/17

Site: **14 Garden Close Shoreham-By-Sea, West Sussex**

Proposal:
Demolish existing detached garage and replace with new larger outbuilding in same position to be used for storage, games room and study.

Date of site visit: 23.05.17

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached chalet bungalow within a cul de sac of similar properties. There is an existing pre fabricated double garage building with pitched roof to the side of the bungalow set back from the highway on slightly elevated ground level.

Consent is sought to demolish this building and construct a large outbuilding with shed attached to the rear. The plans show a large detached building, 11.5 metres deep and 5 metres wide. The existing building is 5.6 metres deep and the same width at 5 metres. The maximum height of the building will be 3.9 metres, higher than the existing building. The building will be sited in the same position with the rear extending further into the garden.

The plans show the space to be used ancillary to the main dwelling for storage, games room and study a small wash room is identified on the floor plan. A lean to shed is attached to the rear. The plans show a decorative garage door to the front elevation. Indicating that the door will not be functional however it will give the building an appearance as a domestic garage building. Facing onto the garden of the application site are windows and patio doors.

Representations: No third party representations have been made.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

Principle

There is no objection in principle to the proposed building which would upgrade an existing property within an established residential area. The current outbuilding is in a poor state of repair. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The proposed building will be visible within the street scene, as the existing garage building is currently. It is set back to the side of the dwelling and is adjacent to the neighbour's existing outbuilding/garage which is wide with a flat roof. The proposed building although large will have the appearance of a domestic building. It appearance will be improved from a prefabricated building in a poor state of repair to a building to be rendered and tiled to match the existing bungalow. The increased height of the building would not result in the building being overly dominant within the street scene or in relation to adjacent bungalows. The increased depth of the building is into the rear garden and would not have any visual impact upon the street scene or adverse impact upon the character of the locality. The proposed 'decorative' garage door gives the building a functional appearance in keeping with a residential area, characteristic of an ancillary building.

Residential Amenity

The existing garage building abuts the adjacent outbuilding/garage at no. 15 Garden Close. The proposed building will be positioned in a similar position. The side elevation onto the neighbouring dwelling will be blank and a condition has been attached to ensure that this will be the case. The openings all face onto the garden of the application site. The increased height and depth will not have a significantly adverse impact upon the neighbouring dwelling no. 15 due to the distance between the dwellings and the very large rear gardens.

The proposed building is shown to provide ancillary storage, games room and study space. A washroom is also identified on the floor plan. It is anticipated that the space would function to compliment family living in relation to the main dwelling and that no independent living would be proposed here. To ensure this is the case and to avoid over development of the site and potential activity which would be to the detriment of the adjacent occupiers a condition is attached to ensure that the space is ancillary only with no primary living function.

Other Matters

The submitted plans show hard stand to the front of the dwelling. This development has not been considered as part of this current application. It is not included in the description of development. It may be that these works are permitted development as drainage/runoff could be to the adjacent garden area, or drainage provision may be made on site. No details have been provided. An informative is attached to ensure that the application is aware of this matter.

Recommendation

APPROVE

1. Standard time limit
2. Ancillary use only non primary living.
3. No windows or openings of the north east elevation.
4. Materials tiles and render to match existing dwelling.
5. Approved plans

Informatives

1. Proactive no amendments
2. Consent does not include hardstand which is shown on plans.

Case Officer: Hannah Barker Date: 12th June 2017

Authorised by: Jo Morin Date: 14.06.2017