Development Control – Delegated Officer Report

Application Number: AWDM/0439/20 Recommendation – APPROVE

Site: 21 Phoenix Way, Southwick, BN42 4HQ

Proposal: Replacement enlarged detached pitched roof garage with roof lights to south elevation.

Date of site visit:

No site visits can be made at this time due to Covid-19 social distancing restrictions. Assessment has been assisted using the Applicants plan and photos; Earthlight mapping; and Google 3D of the site.

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a semi-detached, two storey, 1930's style dwelling situated on the southwest side of Phoenix Way. There is an existing vehicular access and a brick faced, pitched roof garage set within the rear garden area, and positioned close to the boundary with neighbour no. 20.

The rear garden measures to be over 20m long. Google maps and submitted photos show the area directly behind the existing garage is being used for storage of building materials

The application seeks permission to extend to replace the existing garage with a larger garage. The new garage will be 8.4m long x 3.85m wide x approx. 3.2m high, and will be brick face, and have concrete plain tiles. 2no. rooflights are shown on the southern roofslope together with a pedestrian door and window on the same elevation.

Planning History: None

Consultations: None

Representations: None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 1, 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

Principle

There is no objection to the proposed development for the replacement and enlargement of the detached garage.

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual Amenity

The existing garage is set back from the front of the house, and is positioned within the rear garden. By reason of is use of materials and pitched roof, the garage complements the existing dwelling and can be glimpsed from the street frontage.

In terms of floor area, the replacement garage will be larger than the existing garage by approx. 1.3m in width and 4.1m in length, although the height will be comparable if not slightly lower than the existing structure. The length of the garden will not be significantly reduced by the provision of the larger garage, and in fact the garage is of similar dimensions as required by County Highways to accommodate a single car. Therefore the size of the garage as proposed is considered acceptable.

Residential Amenity

The neighbouring properties that could be affected by the proposal are the immediate and contiguous neighbours no.'s 20, 22 and 4 Phoenix Crescent to the rear.

The neighbouring property no. 20 Phoenix Way has a long flat roof garage directly abutting the mutual boundary fence with no. 21, and what also appears to be some form of tree house within the tree. The tree house structure, which has windows in the side elevations, is positioned above the roof of their existing garage.

The proposed extension will fill the boundary gap between the existing on site garage and the front of the neighbouring garage.

The start of the proposed extension will be some 7m distant from the rear elevation of no. 20; and the rear of the extension will be some 12m distant; and will be sited to the south east of the neighbouring property; therefore the shadowing from the structure will come across the existing concrete drive positioned next to the mutual boundary, and will not affect the existing residential amenities of the dwelling.

It is thereby considered that the structure will not result in a material loss of residential amenities to no. 20

The side of the proposed garage will be some 5m from the mutual boundary with no. 22 and there appears to be some landscaping onto the boundary. Within the rear garden of no.22, at the corresponding spot of the proposal, no.22 has a trampoline which is partitioned off from the house by what

appears to be a small shed. It is considered that the proposed enlarged garage will not result in any harm to the existing residential amenities of no. 22.

No. 4 Phoenix Crescent to the rear of the site, sides onto the rear boundary of the application site, with the front portion of the dwelling, and the side of the dwelling is sited some 8m from the rear of the proposed garage. It is not considered that the proposed garage will result in a material loss of residential amenities to no.4.

Recommendation

APPROVE subject to the following conditions.

1. Approved plans
2. Standard time limit
3. Materials
4. No windows in side elevation
5. Garage ancillary

Informative
1. Approved without amendments

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

Case Officer: Eve Hearsey Date: 19.05.2020

Authorised by: Peter Barnett Date: 21 May 2020