Expiry Date - 14/02/2011

Development Control – Delegated Officer Report

Application Number: ADC/0493/10 **Recommendation – Permit Application**

Site: **8 Parkside Shoreham-by-Sea West Sussex BN43 6HA**

Proposal: **Two flat-roofed attached garages on west side of road**

The Application

Permission is sought for the erection of a pair of double garages located on the west side of the road, directly opposite the dwelling. They would be 10.8m in width by 5.7m in depth by 2.8m in height, brick built (painted white above plinth level) with a parapet to the flat roof, with white 'grp' up and over doors.

The garages would be attached to each other with internal access between the two.

Parkside is such that the dwelling plots (which run east to west) are bisected by the private access road running northwards, thus the dwellings are in the main located to the east, and a strip of land to the west (adjacent to the 2.4m high boundary to Buckingham Park) is used for parking and in many cases the siting of garages.

To the south of the site is a pitched roof single-storey garage (No.6), to the north a pair of single flat-roofed garages (No.10), with a larger pitched roof double garage further to the north (No.12).

Consultations and Representations

Third Parties: No third party objections.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings.'
PPS 1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies
Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss

of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general and accord with the Council's DC standards.

Development Control Standard No.3 entitled 'Extensions and Alterations to Dwellings' states that detached garages where clearly visible from the public highway should also usually reflect the style and character of the dwelling and not be excessive in scale. Flat roofs for prefabricated non-matching garages may be acceptable in positions more concealed from public view.

Visual amenity
The dwelling itself sits towards the southern end of Parkside where, due to the angled siting of the properties, the plots themselves are triangular, with the frontage being wide and the rear garden to the east being narrow. Consequently the strip of land where the proposed garages would be located is relatively wide (24m), and as such they would only occupy the northern half of the plot. The garages would retain a 1m separation from the boundary wall with Buckingham Park which in itself would screen them from view from the park, and an apron in front of the garage doors of 2.5 – 3m.

The design of the garages is consistent with others located in similar positions in relation to the dwellings in the street, and although flat roofs are usually resisted in public view, it is not considered that in this case the design would detract particularly from the overall appearance of the road, or the character of the dwellings themselves, being as they would be approximately 70m from the main Upper Shoreham Road.

Residential amenity
Due to their location on the other side of the access road, the garages would not have an adverse impact on the privacy or amount of light available to the surrounding dwellings.

Recommendation

APPROVE for reason that :-

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1. C1Ci
2. The development hereby permitted shall be carried out in accordance with the following approved plans: 1:1250 site location plan and 1:500 block plan *672/9*; 1:100 floor plan *tp672/10*; and 1:100 elevations *tp672/11* & *tp672/12* date stamped received 20 December 2010.
   Reason: *For the avoidance of doubt and in the interests of proper planning.*

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Case Officer Carlos Hone Date