Development Management - Delegated Officer Report

Application Number: AWDM/1827/17 Recommendation – Approve

Site: 31 St Richards Road, Southwick

Proposal: Proposed garage to the rear (east) and part enclosure of existing covered store/workshop for the benefit of No. 31 St Richards Road

Date of site visit: 14 July 2017

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to an area of land at the rear of 31 St Richard's Road. The site contains a covered store, which appears to be used for commercial storage (estate agents' boards and building materials), and the base of a former garage which has been demolished.

It is proposed to rebuild the garage, but larger, and to partially enclose the covered store by constructing a new wall and doors. The proposed garage will measure 4.5m wide, 5.2m deep and 2.5m high with a flat roof. The enclosed part of the store will measure 3.9m wide and 3m deep. The garage will be finished in render.

The garage is to be positioned 4.8m from the rear wall of 31 St Richards Road, which is in use as 2 flats. The site is accessed via a shared driveway between numbers 29 and 31.

Relevant site history

AWDM/1433/15 - Application for Certificate of Lawfulness for Existing use as 2 no. flats – granted

AWDM/0735/17 - Construction of a rear, single-storey garage/workshop – refused for the following reason:

The proposed building and use as a workshop, by reason of its close proximity to the rear of a number of residential dwellings, is likely to result in a level of noise, activity and disturbance which would cause harm to the residential amenities of neighbouring occupiers. The proposal is therefore in conflict with saved policies AG1 and AH7 of the Adur District Local Plan and policy 15 of the Submission Adur Local Plan.

AWDM/1301/17 - Construction of a rear single storey store - withdrawn

Consultations

West Sussex County Council: The **Highways** Officer has no objection. An inspection of the floor plans for the proposed garage reveals internal dimensions of approx. 4.6 metres x 4.15 metres. This does not meet with WSCC space standards for a single garage. Therefore, any anticipated parking demand will need to be accommodated on-street. A study of local mapping demonstrates that on-street parking is available on St. Richard's Road and the neighbouring streets.

Adur & Worthing Councils: The **EHO** recommends full contaminated land condition

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017: Policy 15
Supplementary Planning Guidance' comprising: Development Management Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (March 2012)

Planning Assessment

Visual amenity

The building will be taller than the existing garage but, as it is positioned at the rear of the site and only glimpsed in the gap between the buildings caused by the driveway, it is not considered that sufficient visual harm is caused to warrant refusal on this ground.

Residential amenity

The applicant's agent has advised that the garage and store/workshop would be used ancillary to No.31 only, stating, "*The garage will be for a motor vehicle and the store for sundry domestic items*". It is considered that, on this basis, there would be no reason to withhold granting permission but it would be prudent to impose a condition preventing any commercial storage or business use of the building.

Parking and Access

West Sussex Highways Officer has advised that the garage is not large enough to meet County standards for a single garage and that they have assessed parking as being accommodated on street instead. No objection has been raised as adequate space exists on the street.

The applicant has responded to advise that "*a 6m deep garage would not only be much deeper than the existing adjacent garage, but would also be much deeper than the former garage that usefully occupied the site until recently.*

It would likely impede useful vehicular manoeuvring space for the applicant and the adjoining garage owner. *A shorter garage, on private land, suitable for shorter vehicles, albeit below WSCC standards, should surely be acceptable*."

The proposed building could still be used for domestic storage or for the parking of a smaller vehicle, as pointed out by the applicant. There is therefore not considered to be a sustainable reason for refusal in this case.

Recommendation

APPROVE

Subject to:

1. Approved Plans
2. Time limit
3. Garage to be used for private domestic parking only
4. Store to be used as private domestic store only

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: 17 January 2018

Authorised by: Gary Peck Date: 17 January 2018