expiry
31/07/08

Development Control – Delegated Officer Report

Application Number: ADC/0309/08 **Recommendation – Permit Application**

Site: **31 The Drive Shoreham-by-Sea West Sussex BN43 5GB**

Proposal: **Attached garage at side (existing detached garage demolished)**

The Application

The site is located within the built up area of Shoreham, a semi detached two storey dwelling with a front garden and driveway to the side; the main entrance to the house is on the side. The properties surrounding the site are similar in design and scale, mainly semi detached properties.

There is an existing detached garage in the rear garden of the property which is to be demolished. Permission is sought to erect a single garage to the side of the dwelling. The garage is to be set back by 4.5 metres from the front of the existing house, it is 2.2 metres wide, 5.9 metres long and has a maximum height of 3.7 metres with a dummy pitch roof to the front which reduces to a flat roof 2.9 metres high.

Consultations and Representations

Third Parties: - No third party representations.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1
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'
PPS1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). 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. DC Standard no. 3

'Extensions and alterations to Dwelling' states that garages attached to dwellings should be in sympathy with the design and scale of the dwelling concerned.

Residential Amenity

The main property to be affected is no. 33 to the north, the proposed garage will be built up to the boundary with no. 33 with a gap of 0.2 metres. The front entrance to the neighbouring property is also on the side fronting onto the side of the proposed garage. There are also windows on the side elevation, a study and W.C window. Due to the garage being set back the study window will not be significantly affected with regards to loss of light or overbearing impact and there is a main window to the front which also serves this room. It is therefore considered that the relationship between the proposed garage and the side elevation of no. 33 is acceptable and there will be no significant adverse impact in this case.

Visual Amenity

The garage is visible within the street scene however due to its size, scale, siting and design it is considered to be in keeping with the main property and street scene. The dummy pitch to the front of the garage is appropriate in this case and the flat roof to the rear limits the height of the garage therefore reducing the bulk of the building.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei

Case Officer..Baker.....Date..9/7/08.

CM