Development Management - Delegated Officer Report

Application Number: AWDM/2058/20 Recommendation – APPROVE

Site: 48 Parkside, Shoreham-By-Sea, West Sussex

Proposal: Demolition of existing garage and proposed detached double garage.

Date of site visit: No visit use of photos

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is within Parkside a private residential street in Shoreham. The street is characterised by the dwelling houses being on the eastern side of the road with parking and garage buildings to the west.

The current application seeks consent for the replacement of an existing flat roof garage with a larger double garage with pitched roof. The proposed garage is 6.1 metres in depth, 5.9 metres wide and 4.4 metres in height. The plans show the roof space above the garage to be used for storage with a ladder for access.

Representations

No representations received.

Consultations: - West Sussex County Council: - Highway Authority – The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the NPPF and there are no transport grounds to resist the proposal.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (February 2019)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. 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 proposed garage is larger than the existing garage at the application site. However there are many garages on this side of the road of various size, scale and design. The depth and width of the garage are increased from existing, however this is in line with the footprint of the garage directly adjacent to the south. The proposed garage will be higher than that adjacent, however due to the variation here and distance from dwelling houses this is not considered to be of any concern in this case. The garage building is in keeping with the character and appearance of the locality. A similar style garage was permitted in January 2020 at no. 34 Parkside under AWDM/1918/19. This was wider and higher than that proposed here.

Due to the scale of the building and the roof space a condition is attached to ensure that the building is used for the garaging of vehicles and storage only ancillary to the main dwelling. This is both to protect the character of the locality and residential amenity.

Residential amenity

Due to the position of the proposed garage and its use it is not considered that there will be any adverse impact upon adjacent residential properties. The building will be visible from dwellings opposite in Parkside yet there will be no adverse impact.

The scale of the garage is deemed acceptable and not significantly harmful. The condition attached to limit the use of the garage for storage of cars and domestic storage only will protect the residential amenities of the locality and avoid any use of the building for commercial use or as habitable living space.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. The garage hereby permitted shall only be used for purposes incidental to the enjoyment of the existing dwellinghouse for parking of vehicles and domestic storage and not for the purposes of primary living accommodation (bedroom, livingroom, diningroom or kitchen).

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

1. 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: Hannah Barker Date: 9th January 2021

Authorised by: Peter Barnett Date: 11 January 2021