Development Management - Delegated Officer Report

Application Number: AWDM/1619/20 Recommendation – APPROVE

Site: 20 Upton Avenue, Southwick, BN42 4WP

Proposal: Demolish existing garages and rebuild larger pair of single storey garages at rear of no. 18 and no. 20 Upton Avenue

Date of site visit: 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 proposal seeks permission to demolish and rebuild the existing pair of garages which are positioned side by side at the end of the drives relating to no.'s 18 and 20 Upton Avenue. The garages will have gable pitched roofs and due to the fact they are adjoining, will be an 'M' shaped roof. The garages will also be relocated further back into the garden.

The overall measurements of the combined two garages will be approx. 5.8m wide x 6m long x some 3.4m to the ridge at the front and, owing to the downward sloping land, 3.9m to the ridge at the rear.

Both no.'s 18 and 20 Upton Avenue are detached bungalows of the same design as one another only handed. There is a shared drive between the properties leading down to the side by side garages near the rear of the garden. The topography of the application site and neighbours is one of sloping land falling to the rear.

Most of the properties within the street have access drives between a pair of bungalows which lead down to existing garages.

Representations: None received

Consultations: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2019

Planning Assessment

Principle

The proposal comprises upgrading the existing rear garages is 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 & Residential amenity

The replacement garages will be of similar dimensions as the existing garages, but they will be re-sited further to the rear of the land, and they will both have pitched roofs. The design is more appropriate than the current flat roof garages, and the re-siting will create a more improved relationship between the dwellings and the garages.

However, the relocation and the new pitched roofs of the garages will be closer to the properties to the rear, specifically no.'s 32, 34, & 36 Hillside, who are also on lower land than the application sites, to be able to view the new garages.

The garages will be closer by some 5m to the rear boundary and the difference in height from the flat roof to the gabled roof at the back will be some 1.3m

No.'s 34 & 36 have a similar arrangement with a double garage between the two properties set back from the front of the dwellings, and this garage partially screens the new garages from view, but no. 36 isn't fully screened by their garages and will be able to view the new ones. But the distance to the garages will be some 11m. It is considered that this distance will be an acceptable distance so as not to materially affect their visual amenities. Further, the application site is to the north of the rear properties, and thereby it is not considered that there will be a material loss of light to the properties to the rear from the increase in height of the garages.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials
4. No windows to the rear

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

Informative:-

1. Approved without amendment

Case Officer: Eve Hearsey Date: 04.12.2020

Authorised by: Peter Barnett Date: 4 December 2020