21/12/07
expiry
P.E

Development Control – Delegated Officer Report

Application Number: ADC/0657/07 **Recommendation – Permit Application**

Site: **Garages Rear Of 82 Eastern Avenue Middle Road Shoreham-by-Sea West Sussex**

Proposal: **Raising of eaves of existing ridge-roofed garage (with higher door to store caravan)**

The Application

The site is located within the built up area of Shoreham. As existing there are a row of four domestic garages which front onto Middle Road, with hard standing to the front. To the east of the site is an access track which serves the rear gardens and garages of properties in Eastern Avenue and Sullington way. To the south, directly opposite the site, are semi detached two storey dwellings. To the south west of the site are a row of terraced properties which face onto Eastern Avenue, the mid terrace property no. 76 Middle Road is under the same ownership as the garage which is the subject of this application.

As existing the garage furthest east in the block is higher than the other three with a pitched roof at 3.4 metres. The adjacent garages have flat roofs with corrugated plastic roofs to a maximum height of 2.3 metres. The end garage is also slightly wider at 2.5 metres as opposed to 2.3 metres. Permission is sought to increase the height of the sides of the extension to 2.8 metres to allow the owner to store his caravan in the garage which is currently being stored on his driveway at 76 Eastern Avenue.

Consultations and Representations

Third Parties: **-** No third party representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC1, DEV1, DEV4-5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7
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, 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.

Visual Amenity

The garage as existing is clearly visible within the street scene when viewed from Middle Road, although it is slightly set back from the highway. It is however considered that the increased height of the side walls of the building will not have any adverse impact on the street scene or visual amenity of the area. The overall height of the building will not be increased. It should also be noted that the garage is to be used for storage of the caravan which as existing is stored on the front driveway of no. 76 Eastern Avenue. This would therefore improve the visual appearance of the locality.

Residential Amenity

The garage as existing is visible from the rear of properties in Sullington Way and Eastern Avenue and properties opposite in Middle Road. The building as existing does not cause any loss of light or have any over bearing impact on the occupiers of the adjacent properties. The proposed alterations will be visible and the building will become more dominant than existing when viewed from the adjacent properties however it is not considered that this impact is such to warrant a refusal in this case.

Parking and Highways

As existing there is parking available to the front of the dwelling no. 76 Middle Road, which is currently restricted due to the storage of the caravan. The changes to the garage to allow storage of the caravan would result in off street parking being made available for the dwelling which would be an improvement on the current situation.

Recommendation

APPROVE for reason that :- 1PPii

1. C1Ci
2. C8Fi
3. C12Eii ... and use of the alterations hereby ... conversion and use of the enlarged garage, be ... building unless otherwise approved in writing by the local Planning Authority.

Case Officer..... Date... 22/11/07 .....

AH.