Development Management – Delegated Officer Report

Application Number: AWDM/1842/21 Recommendation – Approve

Site: 94 Kingston Lane, Shoreham

Proposal: Detached garage in rear garden

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 10/11

Site and Surroundings

This application relates to a semi detached bungalow on the west side of Kingston Lane north of Ashcroft Close. The site backs onto Shoreham Academy grounds.

As built this property has a rear gabled addition, half width, as does its pair. A flat roofed single storey extension has been added to this. Originally brick built the front and side has been clad and painted white. It has a driveway on its south side with a detached garage in the south west corner of the back garden.

Land slopes up from the road and the bungalow is set down from the rear garden level.

No.92, to the north is the paired bungalow which is unextended at roof level but does have a rear conservatory. To the south is a two storey semi detached house with a cobbled finish.

The site is not in a conservation area and is not a listed building.

Proposal

Planning permission is sought for a flat roofed double garage at the end of the rear garden.

Relevant Planning History

SU/263/73 – Sun lounge. Granted.

AWDM/1761/21 - Proposed conversion of roof space including hip to gable roof extension, rear dormer, new pitched roof over existing rear extension - pending

Consultations

West Sussex County Council: The **Highways Officer** has no objection. The proposed garage will be accessed via the existing access off of Kingston Lane and no alterations to the existing access are proposed. The garage appears to scale off to 6 x 6m

internally in accordance with Manual for Streets (MfS) and is considered to provide sufficient space for up to two vehicles to park. There appears to be sufficient space on site for vehicles to turn and exit onto the public highway in a forward gear.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2021
Adur Local Plan 2017 Policies 15, including 'Development Management Standard No.2 Extensions and Alterations to Dwellings'.
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Visual amenity

The garage will be located at the furthest point in the garden from the road and will not have a significant impact on the street scene.

Residential amenity

The garage is sufficiently distant from neighbouring houses to not cause harm. There is an existing garage structure in the garden in a similar location already and vehicular movements are already experienced along the driveway. No harm will arise.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *3 years*
3. *Materials*

Informative

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.

Is recommendation contrary to any representations? No.

Case Officer signed: Peter Barnett Date: 3 December 2021

Authorised and signed by: Gary Peck Date: 5 December 2021