Development Management – Delegated Officer Report

Application Number: AWDM/1146/25 Recommendation: APPROVE

Site: 98 Greenways Crescent, Shoreham-By-Sea, West Sussex

Proposal: Demolition of existing dilapidated garage/workshop and potting shed and replacement with new garage/workshop with incorporated sauna.

Date of Site Visit: 29th September 2025

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a detached bungalow in a street of a mixture of houses and bungalows, detached and semi detached. Ground level drops from the street to the bungalow and continues to the rear of the site. There is a long rear garden and an access to the east of the bungalow which is not within the site boundary and is shared with other neighbouring properties.

There is an existing detached building adjacent to the rear boundary of the site which is dilapidated. Consent is sought to remove this building and building a structure of similar scale to provide a garage/workshop with sauna. The plans submitted show a hipped roof building 8.4 metres wide, 4.1 metres deep and with a maximum height of 3.4 metres. The application forms state that the building will be constructed of steel sheets plastic coated in anthracite grey with black windows.

Consultations:

West Sussex County Council: The Highways Authority

The proposed garage area of the building would have internal dimensions of 3.85 x 5.65m. Whilst the depth of the garage does fall short of the WSCC minimum depth of 6m for a garage, the width is greater than the WSCC minimum width of 3m. As such, it is anticipated that the proposed garage would be sufficient to accommodate a standard vehicle and provide bicycle storage. It is also acknowledged that the proposed garage exceeds the internal dimensions of the existing garage. The LHA would not raise any highway safety concerns to the proposed garage/workshop or sauna.
Conclusion
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 National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

WSP Flooding and Drainage Consultants

Following a review of the submitted information, we have no objection on surface water grounds. Due to the site, size, location, and type of development **we would recommend the approval of the application** with the following informative attached:
Informative 1: The applicant could consider the use of SuDS (such as water butts and planters), where possible, within their drainage strategy to provide runoff betterment.

Representations: - None received

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 (December 2024)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers, the effect on the character and appearance of the area, highway and drainage matters.

Visual amenity

Due to the ground levels being low to the rear of the garden and the dense vegetation the existing building is not clearly visible. The planning application forms state that there will be no work to trees necessary to facilitate the development.

The proposed building will also have limited prominence within the site and surrounding area. The footprint is not overly large in relation to the site and the height is standard for a building of this nature. The anthracite finish is contemporary however will result in no visual harm in this case. The building will appear as a domestic garage building suitable within the context of the site and surrounding residential locality. There are other outbuildings within rear gardens visible from the application site. This would not be development that is out of character.

Residential amenity

Due to the long garden at the application site and those adjacent in the surrounding area the proposed building is not in close proximity to any dwelling houses. Due to its limited height it will not be clearly visible. There will be no loss of light or overbearing impact as a result. No loss of privacy will occur, openings are on the side onto the access and the north side facing the rear of the host dwelling.

The building will be ancillary to the main dwelling for use of the household as a domestic garage/ workshop. A sauna is also proposed within the building. A condition is attached to ensure that the building will be ancillary use only and not for primary living purposes.

Highway and Drainage

There are no highway concerns. The garage is unlikely to be used for parking of a car and can provide domestic and cycle storage as necessary.

An informative is recommended to encourage sustainable drainage systems and this is attached below.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as shown on approved plans, steel sheets plastic coated in anthracite grey. Black window frames.
4. Ancillary use only, no primary living.

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.
2. SuDs

Case Officer: Hannah Barker Date: 21st October 2025

Authorised by: Peter Barnett Date: 21 October 2025