Development Management – Delegated Officer Report

Application Number: AWDM/1336/24 Recommendation: APPROVE

Site: 74 Parkside, Shoreham-By-Sea, West Sussex

Proposal: Proposed detached garage (existing garage removed)

Date of Site Visit: 19th November 2024

Neighbours Checked: Y

Additional neighbour notification: 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 removal of an existing flat roof garage and the replacement with a larger garage with a hipped roof with roof lights and storage above. The plans submitted showed the garage to be 5.4 metres high. Similar development has been permitted at 34 Parkside AWDM/1918/19 and 54 Parkside AWDM/1289/21, for garages with storage in the roof space. These permissions showed ridge height at 5 metres.

Consultations:

West Sussex County Council: The Highways Authority

There are no proposed changes to the existing access point onto Upper Shoreham Way. The proposed development is not anticipated to give rise to a material intensification of use of the existing access point.

From inspection of the plans, the proposed garage is larger than the existing garage and is suitably sized to house modern cars. An existing driveway is to be retained with provision for 1-2 cars.

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 115), and that there are no transport grounds to resist the proposal.

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 2023)
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 and the effect on the character and appearance of the area and highway safety.

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 however it is not overly large when compared with other development along this side of the street. Due to the variation here and distance from dwelling houses the proposal is acceptable. The garage building is in keeping with the character and appearance of the locality. The ground level of the site is lower than the land to the north and the adjacent garage building will be larger and higher than that proposed here. It is noted that at 5.4 metres this building is higher than those permitted previously. The agent has suggested that one of the approved garages has actually been built to a height of 5.4m.

On balance, the proposal is considered acceptable within the context of this site. Each case should be judged on its own merits. 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. No

loss of light or overbearing impact will occur. It is not considered that the front window will result in any adverse impact in terms of overlooking due to the use of the first floor and distance towards the properties opposite.

Highways

There are no concerns regarding highway matters. The garage will provide additional parking provision.

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, living room, dining room or kitchen).

Is recommendation contrary to letter(s) of representation N

1. Proactive approved without amendment.

Case Officer: Hannah Barker Date: 26th November 2024

Authorised by: Peter Barnett Date: 26 November 2024