Expiry: 1/3

Development Management – Delegated Officer Report

Application Number: AWDM/1699/23 Recommendation: Approve

Site: 27 Whitelot Way, Southwick

Proposal: Single storey side extension to replace garage

Date of Site Visit: 5 January 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application relates to a semi detached 1960's house on the west side of Whitelot Way in an established residential area of Southwick north of the Old Shoreham Road. Whitelot Way is on a significant gradient rising northwards. The house itself is also at a lower level to the road with a slight gradient down towards the rear garden.

The house is brick built with a rendered front first floor panel and tiled roof. It has a driveway on its north side with a detached flat roofed garage beyond the rear wall of the house.

No. 29, to the north has had a side extension built in place of their garage with a mono pitched roof, parapeted side wall and additional front facing door and window. The driveways are divided otherwise by a low wall.

The property is not in a conservation area, is not a listed building and there are no protected trees on the site.

Proposal

Planning permission is sought to replace the garage with a dual pitched roof extension. The plan shows a bathroom and utility room accessed from the kitchen of the house and a bedroom. There is also access from the front as well as double doors onto the rear garden.

The extension its forward of the garage position and is 12.2 metres deep and 3.8 metres high to ridge. The front eaves height is 2.5 metres. The block plan shows it to have the same front and rear walls as the extension at No. 29 leaving approximately 8.5 metres to the front boundary.

Matching brickwork and roof tiles are proposed with uPVC windows and doors.

Planning History:

None

Consultations:

WSCC Highways Authority :

The proposal seeks the removal of the existing garage and single storey extension to the side of 27 Whitelot Way. The proposal does not affect the first floor aspect, however adds an additional bedroom to the ground floor where the garage space is currently. The dwelling is currently served with a long driveway leading to the garage, which is positioned to the North West of the site.

The plans demonstrate that a fence has been erected within the driveway, which does not appear within local mapping imagery. The building line will be brought forward from where the garage currently exists and be positioned in line with the fencing. The fencing and proposed extensions prevent vehicles making use of this parking area and restricts the number of vehicles able park at the address. The garage dimensions measure 2.15 x 6.3m, this falls below WSCC current standards for a garage space which should measure 3m x 6m to adequately serve an average sized vehicle. It can therefore be considered that the garage may not be used in its current format as a parking provision.

The proposed extension will leave approx 7.8m of driveway space allocated to the property which would be sufficient to serve a single vehicle. It would be anticipated that overspill parking would be made up by on street parking provisions.

The development would generate the requirement for 3 parking spaces based upon the number of bedrooms in this locality. The LHA is unaware of any existing parking pressures within this location, the LPA may wish to consider this when assessing the application.

The LHA does not consider that the proposal would have a ‘severe’ impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (para 115), and there are no known transport grounds to resist the proposal.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policies 15, 28
‘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).

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Planning Assessment

Principle

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations in this case are the effects on the visual and residential amenities of the locality.

Visual amenity

The addition will be apparent in the street but sufficiently subordinate to the main house and set back from the pavement edge not to cause visual harm. The dual pitched roof adds interest to the overall design.

Residential amenity

The extension will abut the addition added at No. 29 and run the full length of it. The addition at No. 29 has no south side windows and is on higher ground. It will not cause any harm to occupiers of No. 29. It is also sufficiently removed from the boundary with No. 25 to avoid casing any harm.

The extension is set off the rear garden boundary by 5.5 metres and with a maximum rear height of 3.8 metres it will not be harmful to Whitelot Close residents.

The proposed building will be used in an ancillary manner to the main house with shared use of the proposed utility room and bathroom, the existing kitchen and the rear garden. It is considered that on this occasion its use can be adequately controlled by condition.

The proposal does not significantly reduce the amount of private rear garden space available to residents.

Parking

The proposal will result in the loss of a garage. There is space on the driveway to park one car and whilst an off street parking shortfall does numerically result parking on street appears to be available and no parking restrictions exist. The highway authority does not object.

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Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as shown
4. Ancillary use only

Is recommendation contrary to letter(s) of representation N

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.

Case Officer: MOK Date: 6/2/24

Authorised by: Peter Barnett Date: 6 February 2024