Development Management – Delegated Officer Report

Application Number: AWDM/0595/15 Recommendation: APPROVE

Site: 88 Western Road, Sompting

Proposal: Demolition of existing garage and shed and construction of single storey garage

Date of Site Visit: 20 May

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

This application seeks permission to demolish an existing flat roofed garage and shed and erect a replacement garage with a false pitch to the front elevation.

The application site is on the eastern side of Western Road and is the northernmost of a pair of chalet bungalows. A detached chalet bungalow of similar design is to the north and has its own garage on the southern boundary adjacent to the garage to be demolished

Planning History:

None relevant

Consultations:

Sompting Parish Council supports the application

Representations:

None received

Relevant Planning Policies:

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7, AB23 & AB25 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'

National Planning Policy Framework (CLG 2012)

Planning Practice Guidance (CLG 2014)

Planning Assessment

Principle

The application seeks to replace an existing structure and is therefore acceptable in principle

Visual amenity

The existing garage is set back from the road behind the host property and as the replacement garage will be in the same place, the visual effect of the proposal is limited, but the false pitch to the front of the new garage compared to the flat roof of the existing will represent a slight improvement.

There are examples of other replacement garages in the vicinity.

Residential amenity

The only affected neighbour is to the north but as the garage and shed belonging to that property is on the mutual boundary, there would be no adverse impact arising from the proposal.

Recommendation

APPROVE

Subject to Conditions:-

01 Time Limit
02 Matching Materials
03 Approved Plans

Is recommendation contrary to letter(s) of representation? N/A

Case Officer: Gary Peck Date: 11 June 2015

Authorised by: Date: 15th June 2015