Development Management - Delegated Officer Report

Application Number: AWDM/0050/20 Recommendation – APPROVE

Site: 13 Edburton Gardens, Shoreham-By-Sea, West Sussex

Proposal: Single storey side extension to rear of garage (garage to be converted to study) increase in height of garage by 150mm (amendment to previously approved AWDM/1380/19

Date of site visit: 9th September 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a link detached two storey dwelling within a cul de sac of similar properties in Shoreham. There is an existing flat roof garage to the side of the property and a conservatory extension to the rear. Consent was granted under AWDM/1380/19 for a flat roof extension to the rear of the garage. The extension will be slightly higher than the existing flat roof and will infill a recessed area between the host dwelling and neighbouring property. A small gap is to remain between the extension and the neighbouring dwelling. The extension is to provide a W.C utility. The plans also showed the existing garage to be converted into a study with the front garage door replaced by a window and a door.

The current application seeks an amendment to the previously approved drawings. An increased in the height of the (converted) garage is proposed of 150mm. The plans also show a window to the front elevation of the garage conversion where a door and window were previously shown.

Planning History

AWDM/1380/19 - Single storey side extension to rear of garage (garage to be converted to study)

AWDM/1923/19 - Non material amendment to approved AWDM/1380/19 to increase converted garage roof height by 150mm; alterations to South elevations ground floor window/door fenestration - withdrawn

Representations: 1 Letter from Owner/occupier of 12 Edburton Gardens (received for non material amendment application)

- Impact upon street scene
- Disturbance across the boundary and adjoining living spaces.
- Insufficient height increase.
- Drainage and maintenance access not shown.
- Risk of fire between buildings.

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 (February 2019)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings. The proposal is a minor amendment to an already approved development. The increase in height of the garage roof is the only matter for consideration here.

Visual amenity

The increase in height of the garage roof will be visible within the street scene. It is however a very small increase and will not be harmful in terms of visual amenity or character. The change would not warrant a refusal in this case.

Residential amenity

The garage at no. 13 abuts the adjacent dwelling. The height increase will however not result in any detrimental impact. The changes, including the removal of the door are minor and will not result in any change to the use of the room. The removal of the door would potentially result in less activity adjacent to the boundary with the neighbour. Drainage matters will be dealt with under building regulations.

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

Is recommendation contrary to letter(s) of representation? Y

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: Hannah Barker Date: 7th February 2020

Authorised by: Peter Barnett Date: 7 February 2020