Development Management - Delegated Officer Report

Application Number: AWDM/1918/19 Recommendation – APPROVE

Site: 34 Parkside, Shoreham-By-Sea, West Sussex

Proposal: Proposed replacement double garage

Date of site visit: 6th January 2020

Neighbours checked: Y

Additional neighbour notifications: 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 replacement of an existing single garage with side carport with a larger double garage with pitched roof. The proposed garage is 6.6 metres in depth, 7.2 metres wide and 5 metres in height. The plans show a proposed hardstand to the frontage of the garage and some planting to the side boundaries.

Representations

1 letter of objection received from the owner/occupier of no. 36 Parkside: -

The north facing wall of this proposed double garage sits on the boundary, the wall and guttering will overhang the boundary. My land will be used for pointing and building. This will interfere with my flower bed. Scaffolding will be required, this will affect my property. Enormous garage at no. 32 which already blocks views. Garage should be reduced in width and height. The garage is for three vehicles not 2 as the proposer suggests.

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.

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 this is in line with the footprint of the garage directly adjacent to the south. The proposed garage will be higher than that adjacent however due to the variation here and distance from dwelling houses this is not considered to be of any concern in this case. The garage building is in keeping with the character and appearance of the locality.

Due to the scale of the building and the roof space 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.

An objection has been received from the adjacent neighbour and this is set out above. The garage is shown to be built adjacent to the neighbours flower bed. The drawings show some set in which implies there is room for any guttering and overhang without encroaching the boundary. An informative is attached to advise that there should be no overhang. The matters the objector refers to in terms of scaffolding and use of their land for construction are civil matters and not planning considerations in this case. The scale of the garage is deemed acceptable and not significantly harmful. The loss of view referred to in the objection is also not a planning consideration in this case. The garage is shown as being for two vehicles with space for storage. If the applicant can store three cars in this space and wishes to then provided this use is ancillary to the main dwelling there would be no concern with this. A condition is attached to ensure that this is the case.

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, livingroom, diningroom or kitchen).

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. The applicant is advised that on completion of works no eaves of guttering should overhang the boundaries of the development site as shown outlined in red on the drawings hereby approved.

Case Officer: Hannah Barker Date: 13th January 2020

Authorised by: Peter Barnett Date: 13 January 2020