expires 07.12.09

Development Control – Delegated Officer Report

Application Number: ADC/0386/09 **Recommendation - Permit**

Site: **23 Shingle Road Shoreham-by-Sea West Sussex BN43 5RH**

Proposal: **Replacement re-positioned attached flat-roofed garage at side**

The Application

The application property is the northern half of a pair of semi-detached bungalows located on the west side of Shingle Road, within the built-up area of Shoreham. The property is of brick and tile construction with white painted rendered walls and a shallow hipped roof. The property has a front projecting sunroom the same as the attached bungalow (No.21), an attached north side garage with attached side car port and a rear conservatory.

The proposals are to demolish the existing garage and car port and erect a new attached garage further towards the front of the dwelling, adjacent to that of the neighbour. The garage would be 3.45m wide, by 5.4m deep, by 2.8m in height.

The attached bungalow (No.21), has a matching front projecting sunroom, and an original garage sited towards the rear of the dwelling. To the north is No.25, another semi-detached bungalow with a flat roofed garage located in front of the building line, adjacent to where the proposals would be sited.

Proposals have been previously approved for the demolition of the attached garage and the erection of a new attached garage and extension to the side (all with pitched roof), and conversion of a rear conservatory to a dining room (ADC/0242/08).

Consultations and Representations

Third Parties: No third party objections.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings.'
PPS 1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies
Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

Visual amenity
The surrounding area is made up of a variety of different styles and types of dwellings, with there being no defined dominant character or architectural style. To the north on Harbour Way are blocks of three-storey flats, to the east are semi-detached houses and to the south is a detached chalet style bungalow with high ridge.

The proposed garage would project past the original front elevation of the dwelling, by 1.7m, (the same as on the previous approval ADC/0242/09), however it would still not be in front of the existing sunroom which itself projects 2.0m in depth or the front projecting garage of the neighbour to the north (No.25), it would therefore be screened from view from the south and would not appear particularly incongruous or out of keeping.

The garage would be of a rendered finish to match that of the existing dwelling and would have a flat roof, which would match that of the existing neighbour's garage. It is not considered in this case that a ridged roof is warranted due to the mixed character of the vicinity, and the proximity of the neighbours flat-roofed garage.

Residential amenity
The proposed garage would be sited directly adjacent to the neighbours own garage, it would not project in a way that would have an impact on outlook, light or privacy of any of the surrounding neighbours.

Recommendation

APPROVE for reason that :-

1PPi

1. C1Ci
2. C12Eiv (amended to omit reference to roof)
   The [illegible] garage hereby...etc

Case Office
Date: 16.11.09 16/11