Development Control – Delegated Officer Report

Application Number: AWDM/1341/14 Recommendation – Approve

Site: Garage compound Weppons Ravens Road Shoreham-By-Sea

Proposal: Change of use of garage no 25 from oil storage space to garage

Date of site visit: 6.10.14

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is the end garage of a row in a free standing compound serving Weppons, a purpose-built flat block.

The surrounding area is an inner residential suburb of Shoreham.

Relevant site history
SU/377/61
24 Flats + garages
Approved Conditionally 04.01.62

Consultations

Adur & Worthing Councils Environmental Health: *As Colin Day has given confirmation the works detailed within the 'Estimate' provided by Edmund Ayling of Welding Services have been undertaken then consider this to be acceptable and no adverse comments with regards to this application. For information, any future planning applications involving ground works at this site will be subject to the full contaminated land condition.*

Representations
None

Relevant Planning Policies
Adur District Local Plan saved policies: AG1, AH7
National Planning Policy Framework

Planning Assessment

Principle

The need for oil storage is now redundant and the proposed upgrading to provide parking is acceptable in principle.

Visual amenity

No external alterations are proposed.

Residential amenity

The garage is well removed from neighbours and situated in an existing compound, so any additional vehicle movements would not be intrusive.

Parking and Accessibility

One additional parking space will have a limited benefit in easing of on-street parking pressure, whilst not discouraging non-sustainable use of other modes of transport.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard time limit
2. Approved plans
3. Garage used for domestic parking for No. 25 only

Informative

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.

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

Case Officer: Matthew Porter Date: 13-11-2014

Authorised by: Peter Barnett Date: 14 Novermber 2014