Development Management - Delegated Officer Report

Application Number: AWDM/0167/18 Recommendation – Approve

Site: 49 Southwick Street, Southwick

Proposal: Demolition of existing garage and carport to be replaced with new double garage with attached carport.

Date of site visit: 21 February 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a large detached house on the west side of Southwick Street, within the Southwick Conservation Area. There is an existing attached garage and car port on the north side of the building. The garage has a mono-pitched roof with front parapet and the car port is flat roofed.

It is proposed to demolish the existing structures and construct a replacement garage and car port. The proposed buildings will be larger, being deeper and taller with pitched roofs. As amended, the new garage will measure 5m wide, 8.9m long and 4.5m high with half hipped roof. The car port will fill the remaining gap to the side boundary (2.7m) and will be set back behind the line of the garage by 0.5m. It will have a shallower pitched roof to a height of 3m. The roof of the garage will be finished in natural slate tiles to match the main house with rendered walls also to match. Timber boarding will be used as a surface finish for the side of the garage below the roofline. The car port roof is to be finished in artificial slate (being too low a pitch for natural slate) which will match the garage roof in size and colour.

The site abuts a flint wall on the boundary with No.51 to the north. That property has a two storey side extension with ground and first floor windows which directly face towards the side of the proposed extension.

Relevant site history

None

Consultations

West Sussex County Council: The **Archaeologist** has no objection. Advises that the proposed replacement garage and carport footprint is 50 metres away from the nearest proven buried remains of the Southwick Roman Villa (main villa building beneath Southwick Methodist Church and “Hadrian” on the corner of Manor Hall Road).

Given the expected very minimal new excavations likely to be involved in construction, and the distance from the known Roman building, the proposals are unlikely to have any significant archaeological impact.

Conclusion – No objection on archaeological grounds. Archaeological assessment/ mitigation measures are not required.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 17
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (March 2012)

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 setting within the Conservation Area.

Visual amenity

The extensions will close the gap to the north boundary and will be more substantial than the existing structures. However, the garage and car port will be set back behind the front wall of the house by at least 1m and they will have a subsidiary appearance.

The pitched roof of the garage will finish above the decorative midline banding and between the pair of chimney stacks on the north side of the house. The roof design of both the garage and car port has been amended following discussion with the Council's Conservation and Design Officer and it is now considered to be less dominant in form and acceptable.

Residential amenity

The only affected property is No.51 to the north. The roof of the extension will rise to 4.5m high and will be sited immediately adjacent to the boundary wall about 1.5m from the side of No.51, which has a ground floor window directly facing the site. The affected room is also served by front and rear windows (bay windows at rear). Following revisions to the height and design of the roof, the impact on No.51 has been significantly reduced. It is not considered that any loss of light and outlook will be sufficiently serious to cause harm to residential amenity in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified
4. Protect flint wall

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 5 April 2018

Authorised by: Jo Morin Date: 05.04.2018