Development Management – Delegated Officer Report

Application Number: AWDM/0809/23 Recommendation: Approve

Site: 24 Mill Lane, Shoreham-by-sea

Proposal: Construction of single bay garage and bike store, attached to front of the house on existing driveway

Date of Site Visit: 29 June 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application relates to a semi-detached house on the corner of Mill Lane and The Close. It has a flat roofed side extension and there is some landscaping on the south-east side of the front garden behind a boundary wall.

It is proposed to construct a garage and store attached to the front of the side extension. It will measure 6m long, 4.8m wide and will be 3m tall with a flat roof behind a parapet. It will provide parking for 1 vehicle plus bike storage and a wood store. It will be of brick construction to match the existing house and will have a green roof.

It will be approximately 0.9m from the side boundary at its closest point where it attaches to the side extension, increasing to 2.6m at the front. It is set back from the road frontage by approximately 8m.

The site is just outside of the Shoreham Conservation Area.

Planning History:

AWDM/1055/15 - Single-storey flat roof extension - approved

SU/155/04 - Detached Garage and Replacement Wall on South Boundary (1.8M High) - approved

Consultations:

West Sussex County Council: The Highways Authority has no objection. The proposed garage has been amended, now reduced in scale to a single-bay garage

and relocated to adjoin the host dwelling. From inspection of the plans, the proposed garage is suitably sized to accommodate one car parking space and also allow for the storage of bicycles. On-site turning appears achievable, allowing cars to exit the site in a forward gear.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 28
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

A garage was previously approved at the front of this property in 2004. That was a detached, pitched roof building which would have been perpendicular to the house with its frontage facing west into the driveway. A larger garage was proposed originally as part of this current application which would have sat on the side boundary with a tall sloping roof and double width. It was considered to be too large and revised plans have been received showing the smaller garage in the new position.

While flat roofed, it will have a parapet with green roof plus matching brickwork and, on balance, its design is considered to be acceptable. Although it would be located in a relatively prominent position to the front of the house and adjacent to The Close, there is no set building line along Mill Lane, with houses to the south east sitting closer to the road so that the garage will only be visible in limited views close to the site.

The existing boundary wall and much of the existing landscaping is to remain which will further help to soften its visual impact.

Residential amenity

The proposed garage is separated from neighbouring properties and would have no adverse impact on residential amenity.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified
4. Landscaping to be retained as per approved plans
5. Garage/store use only

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: 17 November 2023

Authorised by: Gary Peck Date: 20 November 2023