Development Management - Delegated Officer Report

Application Number: AWDM/0016/21 Recommendation – Approve

Site: 27 Ravens Road, Shoreham-By-Sea

Proposal: Construction of replacement garage with storage above.

Date of site visit: Viewed using Google Maps

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi-detached property of character on the west side of Ravens Road. It sits adjacent to an access road which leads to a garage compound at the rear. It has an existing small timber garage on its north side which is to be demolished, to be replaced with a larger pitched roof garage with storage within the roofspace, measuring 5.9m to the ridge. A decorative detail is proposed for the front gable.

Relevant Planning History

None

Consultations

West Sussex County Council: The **Highways Authority** has no objection. From inspection of the plans, the proposed garage has approximate internal dimensions of 3.9m x 5.9m. This falls slightly short of the minimum internal dimensions for single-car garages of 3m x 6m as set out in Manual for Streets (MfS). Therefore, the LHA cannot consider the proposed garage for vehicular parking provision and advises the applicant to amend the plans to ensure the garage meets MfS specifications. Notwithstanding this, the LHA acknowledges that the proposed garage is larger than that of the existing.

The LHA does not anticipate that this development would give rise to a material intensification of movements to or from the site. An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents within the vicinity of the site. Therefore, there is no evidence to suggest the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern.

In conclusion, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in ‘severe’ cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

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 (February 2019)
WSCC Guidance on Parking at New Developments (Sept 2020).

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 garage will be in the same position as the existing, not projecting forward of the front of the house. It will be a larger structure with a steeply pitched roof and front gable.

The garage is taller and more imposing than that at the house on the other side of the access road to the north. However, the houses are of differing styles and it is considered that the proposed garage complements the application property and will not appear unduly intrusive in the street scene.

Residential amenity

It is not considered that the garage will harm neighbouring residential amenity. The nearest house to the north is separated by the access road and its own garage.

Highway matters

WSCC has no objection but has recommended that the size of the garage is increased to enable it to be considered as a parking space. However, in this case the garage is larger than existing and is only marginally smaller than the WSCC standard. It is not considered that a change to its size is necessary on this occasion.

Use

Given the first floor storage space and internal staircase it is recommended that the use of the building is restricted to the parking of vehicles and storage ancillary to the main house only.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows
5. Parking and storage only

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

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.

Case Officer: Peter Barnett Date: 9 February 2021

Authorised by: Gary Peck Date: 9 February 2021