Expires 15/8/07.

Development Control – Delegated Officer Report

Application Number: ADC/0369/07 **Recommendation – Permit Application**

Site: **18 Havenside Shoreham-by-Sea West Sussex BN43 5LN**

Proposal: **Amendment to previous approved application ADC/500/06 to provide addition 1.5m extension to rear of new garage and flat roof with imitation pitch to front of garage**

The Application

The application site is a detached chalet/barn style house located on the south side of Havenside, Shoreham Beach. A planning application was recently Approved under ADC/0500/06 to erect a single storey rear extension and to demolish the rear west side garage, erecting a new garage further forward attached to the west side of the building.
This proposal seeks permission to amend the depth and design of the new garage by removing its pitched roof and replacing with a pitched façade, and extending the garage to the rear by a further 1.5 metres.

Consultations and Representations

Consultations/Comments

Third Parties

No representations have been received.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
West Sussex Structure Plan: DEV1

Planning Assessment

There is no concern with this amendment to the garage.

The extended garage will protrude an additional 1.5 metres from the rear elevation of the property but will be less bulky, with a flat roof, than the original pitch. The main impact will be on the neighbouring property to the south/west however this is considered negligible due to its location at a slight angle to No.18. The extended garage will thus in fact sit further from the boundary than originally and will be of an insignificant height (2.5 metres) to impact on amenity. Visually, the front pitched façade will not detract from the building and is not unusual in a street of varying dwelling forms and garage structures.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci: (standard time limit)
2. C12Ei: (materials to match existing)
3. C18C: (east side)

Case Officer:..... CS 27/7/07.

Date: 23/7/07.....