Development Control – Delegated Officer Report

Application Number: AWDM/1763/19 Recommendation APPROVE

Site: 64 Parkside, Shoreham-by-Sea, BN43 6HA

Proposal: Demolition of existing garage and construction of new pitched roof garage.

Date of site visit: 06.12.2019

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application site is opposite the existing dwellinghouse and the plot appears to be specifically used for the parking and or garaging of vehicles relating to the dwelling. Generally the parking/garaging areas are on the west side of Parkside and the dwellinghouses are on the east side, although there are some dwellings on the west side too.

The current garage has a very slightly sloped pitched roof, and is a prefabricated building with an up and over garage door. The garage measures some 6.3m x 4.9m x 2.6m high. The garage is of blockwork with corrugated sheeting for the roof.

Proposal

Planning permission is sought for the replacement of the blockwork garage with a pitched roof garage approx. 7.5m x 6m x 4.9m high to the ridge. The pitched roof allows for a loft storage area. The materials of the proposed garage will be rendered blockwork with bituminous corrugated sheet – 'Onduvilla'.

Relevant Planning History: None

Consultations
WSCC Highways:

Due to Parkside being a private road, this response is therefore advice only.

This proposal does not include any alterations to the existing vehicular access. The Local Highway Authority (LHA) has reviewed data supplied to WSCC by Sussex Police over a period of the past five years. There are no recorded injury accidents at the access point onto Downside, therefore there is no evidence to suggest that the existing access is operating unsafely, or that the proposal would exacerbate an existing safety concern.

The internal measurement for the proposed garage as shown on drawing no. 02 Rev A, measures circa 5.5m x 7m which is insufficient and does not comply with the current Manual for Streets (MfS) standards of 6m x 6m for a double garage. The proposed elevations plan indicates that the garage door with is circa 4.2m. The applicant is advised to alter the size of the proposed garage to accord with the above specification.

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 policies: 1, 15
Technical Housing Standards – Nationally described standards
National Planning Policy Framework 2019
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed development to provide a replacement garage.

The key concerns are the effects on the existing and residential properties, together with the visual amenities of the locality.

Visual Amenity

There is a mix of designs of detached garages and heights along the street, the main difference being the differing roof pitches on them. The roof on the proposed garage will be pitched and will be high enough within the centre run to be able to stand in, thereby enabling the run to be utilized for storage purposes.

The raised roof pitch and increased height will have some visual impact but it is not considered to be unduly out of keeping in the locality and will not result in a detriment to the visual amenities of the locality. There are other examples of larger garages in the street.

WSCC Highways have pointed out that the internal measurements of the proposed garage do not meet the Manual for Streets standards for the parking of 2no. cars, and therefore the applicant should change it to 6m x 6m in order to align with the standards.

However, the applicant may have small cars or may not necessarily want to park 2no. cars within the garage, and as it is not a pre-requisite of the LPA that there must be parking for 2no. cars within the garage (there is room on

the drive for the parking of vehicles), it is considered that the garage as shown will be acceptable and an informative will suffice.

Residential Amenity

It is not considered that the proposed garage will detrimentally affect the residential amenities of the area, and thereby it is considered an acceptable form of development.

Recommendation

APPROVE subject to the following condition(s)

2. Standard time limit
3. Materials to be in accordance with those stated on the submitted application forms and plans.
4. Garaging and storage use only

Informative

1. Approved without amendment
2. The applicant's attention is drawn to WSCC Highways response regarding the internal measurements of a double garage.

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

Case Officer: Eve Hearsey Date: 13.01.2020

Authorised by: Peter Barnett Date: 13 January 2020