Development Management - Delegated Officer Report

Application Number: **AWDM/0516/13** **Recommendation –** Approve

Site: 14 Mill Hill Drive, Shoreham-By-Sea

Proposal: Demotion of existing garage and erection of new (larger) garage.

Date of site visit: 10 June 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a semi detached bungalow located on the south east side of Mill Hill Drive. The site slopes gradually from north to south and there is a change of level between the rear boundary and the garden of 15 Mill Hill Gardens to the rear which steps down by approximately 0.3m at this point but less so further east. This is a predominantly residential area comprising of a mix of detached and semi detached bungalows in the immediate vicinity.

Permission is sought to construct a detached garage in the south west corner of the site to replace the existing structure. The garage would measure approximately 4 metres in width, lining up with the front wall of the existing garage and extending to the rear boundary, and 10.5m long at its longest. The rear wall would be angled to follow the line of the rear boundary. The garage would measure 3.1 metres in height to the ridge of a hipped roof (measured from the lower ground level within the site boundary).

The garage would be constructed in brick with a plain tile roof.

Relevant site history
Permission granted for garage in 1961 (SU/32/61 refers) and later permission for extension to garage in 1969 (SU/166/69 refers)

Consultations
Adur & Worthing Councils: The Environmental Health Officer has recommended a precautionary contamination condition.

Representations
None

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework (CLG 2012)

Planning Assessment

The site is not identified as being potentially contaminated therefore an informative is considered sufficient to advise the applicant of any potential contamination.

Residential amenity
The garage would be well separated from the adjoining bungalow to the north east but would be sited adjacent to the boundary with No.12 to the west. Although there would be an increase in height compared with the existing garage structure, the structure would not be overbearing, particularly given the presence of the neighbours own shed and greenhouse sited next to the existing garage and the separation distance to the house itself, and no side windows are proposed to the west elevation to cause overlooking.

To the south, although there is a change in level between that of the application site and stepping down to the lower garden level of no. 15 Mill Hill Gardens, No.15 has a shed in the adjacent corner of the garden and the additional height and width would not be to an extent to cause any significant loss of light or outlook given the separation from the house itself and no rear windows are proposed to cause any overlooking.

Visual amenity
The proposed garage would be set back from the rear wall of the house and would be of an appropriate scale and design for this type of structure. There would be no significant harm to the visual amenities of the site or surrounding area as a result of the proposed garage.

Recommendation

Approve for the reason:-
The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the National Planning Policy Framework

Subject to Conditions:-

1. Standard time limit 3 years
2. No further windows without permission
3. Permission relates to approved plans:
   Unnumbered site location plan deposited 2 May 2013
   Unnumbered block plan deposited 2 May 2013
   Drawing number 13-03-4A entitled ‘Proposed garage: Elevations as Proposed’ deposited 2 May 2013
   Drawing number 13-03-5A entitled ‘Proposed garage: General’ deposited 2 May 2013
   Drawing number 13-03-2 entitled ‘Proposed garage: Plan & Roof Plan as Proposed’ deposited 2 May 2013

Informative:

- Contamination precaution

- 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.

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

Case Officer: Rebekah Smith Date: 25 June 2013

Authorised by: Peter Barnett Date: 25 June 2013