Development Management - Delegated Officer Report

Application Number: AWDM/1131/15 Recommendation – Approve

Site: **53 Riverside Road, Shoreham-By-Sea**

Proposal: **Single-storey pitched roof garage (existing garage removed)**

Date of site visit: 5 August 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached dwelling on the north side of Riverside Road. It has a flat roofed garage attached to its western side which it is proposed to demolish and replace with a pitched roof garage in the same position. The new garage will be slightly wider and will measure 3m wide, 6m deep and 5m high.

Relevant site history

None relevant

Consultations

Adur & Worthing Councils: The **Environmental Health** Officer has recommended the use of the precautionary contaminated land PFA informative.

Representations

None received

Relevant Planning Policies

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 (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading of 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 proposed garage would be in the same position as existing but with a higher roof. However, it would be subsidiary in scale to the main house and would not appear out of character.

Residential amenity

The only affected dwelling lies directly to the west at a distance of 8m from the side of the garage. Given this separation, it is not considered that the proposal will cause any loss of light or outlook.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling etc
3. No windows or other openings in west side wall of the extension etc
4. Permission relates to approved plans

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: 4 September 2015

Authorised by: Gary Peck Date: 4 September 2015