Expiry Date -

Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/1608/13

Site: **32 Woodards View**

Proposal: **Front extension to existing garage**

Neighbours checked: Y

Additional neighbour notifications: /N

Proposal, Site and Surroundings

The proposal is for front extension to a detached garage to measure (at max) 3.9 metres in height, 3.4 metres in length, and 3.2 metres in width

The application property is a bungalow occupying a corner plot. The surrounding area is an outer residential suburb of Shoreham, just off from the beach.

Relevant Planning History
None

Consultations
None undertaken

Representations
None

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle.

Visual amenity

The garage, as extended, would still be of an appropriate scale to the buildings around it, and would remain similar to the design of the garage built alongside it serving the immediate property to the south.

It would not be overly prominent visually in the street because it would still sit behind the main bungalow building, and would not project excessively far forward of the neighbour's own garage.

For these reason, no visual harm would arise from it.

Residential amenity – effect on existing dwellings

It is neighbour to the south side of the application site who are principally impacted upon (the development is physically removed from the remainder).

The flank wall of the new garage would face onto the neighbour's driveway away from any of the property's habitable room windows, so adverse overbearing and overshadowing effect would be avoided.

The absence of windows/doors in the flank wall of the garage would avoid unacceptable overlooking and adverse loss of privacy.

Parking and Accessbility

The extended garage allows for covered parking as opposed to the surface parking already present on the site. There would be no change in parking provision on the site therefore.

Recommendation

APPROVE for the reason:-

The proposed development can take place without detriment to the local environment. It would not result in any detriment to the amenities of neighbouring properties and consequently does not conflict with saved Adur Local Plan policies AG1, AH7 or the National Planning Policy Framework

Subject to Conditions:-

1. Standard time limit
2. Approved plans
3. Materials and finishes to match

Informative

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 any representations? N

Case Officer signed: Matthew Porter Date: 21-1-2014

Authorised and signed by: Gary Peck Date: 23 January 2014