Development Management - Delegated Officer Report

Application Number: AWDM/0244/20 Recommendation – Approve

Site: 114 Old Shoreham Road, Southwick

Proposal: Non-material amendment to approved AWDM/1669/17 to amend off street parking to existing and proposed dwellings

Date of site visit: Seen previously

Neighbours checked: N/A

Additional neighbour notifications: N/A

Proposal, Site and Surroundings

Permission was granted in December 2017 for a detached dwelling in the side garden of 114 Old Shoreham Road.

A non material amendment is sought to amend the orientation of the off street parking spaces for the proposed and existing dwellings from cars being parked parallel to the road to being perpendicular to the road. The change will result in the removal of a small area of lawn at the front of the proposed house and the complete hard surfacing of the frontage.

Relevant site history

AWDM/0657/16 - Erection of single detached 2 bedroom dwelling house in garden on east side of existing dwelling. Enlargement of existing crossover and provision of off street parking to existing and proposed dwellings – approved

AWDM/0732/17 - Erection of single detached 3 bedroom dwelling house in garden on east side of existing dwelling. Enlargement of existing crossover and provision of off-street parking to existing and proposed dwellings. Amendment to permission reference AWDM/0657/16 changing the roof design to provide a third bedroom, with rooflights and first floor side window and increase in height to match ridge height of 114 – approved

AWDM/1669/17 - Erection of single detached 3 bedroom dwelling house in garden on east side of existing dwelling including rear dormer and raised terrace area. Enlargement of existing crossover and provision of off-street parking to existing and proposed dwellings - approved

Consultations

West Sussex County Council: The Highways Officer has no objection.
This current application is for amendment to the parking layout to ensure one space per existing and per new dwelling is provided perpendicular instead of the previous parallel arrangement. Sufficient space has been demonstrated to ensure each car will be clear off the highway.

No transport grounds are raised to resist the proposed alterations. The applicant is reminded of the requirement to obtain a licence for the dropped kerb from Area Manager.

Representations

N/A

Relevant Planning Policies

Adur Local Plan (2017) Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.1 'Space Around New Dwellings and Flats'
National Planning Policy Framework (February 2019)

Planning Assessment

There is no objection on highway safety grounds to the proposed amendment. The loss of the lawn is regrettable but there are many examples of houses with a hardsurfaced front garden along this stretch of the road.

Recommendation

APPROVE the non-material amendments in accordance with the application and accompanying plans. For the avoidance of doubt these plans comprise:-

Drawing No 1938-CR-165-(B) received 10 February 2020

…….. existing planning permission AWDM/1669/17 still stands and that the conditions imposed upon it continue to apply to the development except that the above plans can be substituted for Drawing Nos. 1729-PL-151 received 2 November 2017 and 1729-PL-165 received 8 February 2018

Case Officer: Peter Barnett Date: 4 March 2020

Authorised by: Gary Peck Date: 4 March 2020