Development Management – Delegated Officer Report

Application Number: AWDM/0206/17 Recommendation – APPROVE

Site: 1 Berberis Court Shoreham-By-Sea, West Sussex

Proposal: Garage attached to side elevation (replacement of existing garage)

Date of site visit: 14.03.17

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposals

The application relates to an end of terrace two storey dwelling in a residential estate of similar style dwellings. The dwelling faces to the north onto Berberis Court and Lavender Hill runs to the east adjacent to the side boundary of the site. The ground level rises significantly from south to north. There is an existing single garage to the south of the dwelling which is attached to the neighbouring garage and abuts the rear garden of the dwelling.

The dwelling has been extended with a two storey addition to the eastern side. There is a brick wall enclosing the garden which is adjacent to the highway to the east. The main driveway is to the front of the building on the north side. A dense hedge is north of the vehicular access.

Consent was originally sought for a double garage to be attached to the side of the dwelling. The footprint was shown to infill the irregular shaped space to the side of the dwelling adjacent to the highway. The garage was to be flat roof, with the opening on the north side.

Concern was expressed as to the impact of the structure upon the street scene and visual amenities of the locality. Due to the ground levels and position adjacent to the highway this site is extremely prominent and the awkwardly shaped and overly large addition would be detrimental to the character and appearance of the existing dwelling and street scene.

Amended plans have since been submitted to show the garage reduced to a single width garage of regular shape and size, it is shown slightly set back from the front of the dwelling and although it fills the full width of the site to the front as the space increases to the rear this will leave an open area of ground where the existing boundary wall is to be removed. This land would remain as being within the applicant's ownership however it is proposed that it would be grassed and planted with low level shrubbery to give an open area of land improving the appearance of the site within the street scene. The proposal also includes the removal of the

existing single garage to the south of the site and a boundary wall continuing from existing to enclose the rear garden and a back gate to access the rear garden.

Consultations:

WSCC: The following advice is given: -

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

The proposal is for demolition of existing single garage and construction of new garage accessed via existing dropped kerb from Lavender Hill (unclassified highway). The LHA advise that the dropped kerb providing access to existing single garage be reinstated to footway. Whilst the proposed garage is not of standard dimensions the Local Highway Authority (LHA) are satisfied that no loss in existing off street parking will occur as a result of the proposals.

No highway safety concerns or transport grounds to resist the proposal.

If the LPA are minded to approve the application we would advise the following informative is included:

INFORMATIVE
The applicant is advised to contact WSCC Highways (01243 642105) to obtain formal approval from the highway authority to carry out the kerb reinstatement works on the public highway.

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Adur Submission Local Plan 2016 Policy 15
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed garage extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

As amended the proposed garage will result in a development which is considered to be acceptable in this case. Despite its prominent siting due to the proximity to the highway and the ground levels the garage will be subservient to the main dwelling and set in from the highway with a proposed grassed, open space adjacent. This will

visually soften the impact of the building. Its flat roof design would not be out of keeping here and this allows the height of the roof to be kept to a minimum. The removal of the existing garage also contributes positively here both visually and also by allowing the applicant more usable garden space.

Residential Amenity

Due to the position of the site the proposed garage is not in close proximity to any neighbouring dwellings. Although it will be visible from adjacent properties it will not result in a direct loss of light, privacy or overbearing impact. It is proposed that the garage will be used ancillary to the main dwelling and a condition is attached to ensure that this is the case.

Highway Matters

West Sussex County Council has no objection in this case subject to the existing access serving the garage being removed and the kerb reinstated an informative is attached below.

Recommendation

APPROVE
1. Standard time limit
2. approved plans
3. materials to match existing
4. Within 2 months of completion of the works or at the beginning of the next planning season the grassed area adjacent to the garage shall be turfed and planted with low level shrubs.
5. Garage shall be incidental to main dwelling.

Informative

1. proactive with amendments
2. The applicant is advised to contact WSCC Highways (01243 642105) to obtain formal approval from the highway authority to carry out the kerb reinstatement works on the public highway.

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

Case Officer: Hannah Barker Date: 11th April 2017

Authorised by: Jo Morin Date: 19.04.2017