Expiry Date – 22/1

Development Control – Delegated Officer Report

Application Number: AWDM/1806/17 Recommendation – Approve

Site: **42 Slonk Hill Road, Shoreham**

Proposal: **Retention of alterations and extension to existing garage (retrospective).**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 18/1

Site and Surroundings

The application site comprises a detached bungalow located on the north side of Slonk Hill Road which is a predominantly residential street comprising of similar bungalows in the immediate vicinity. The bungalows on the north side of the street are sited in an elevated position and with a staggered building line. The bungalow has been extended to the rear with a flat roofed extension and an infill extension to the front.

Planning permission was granted in October 2016 for the conversion and extension of the recessed detached garage on the west side to form additional habitable living accommodation. The extended garage was to be linked to the existing house and to include a small garage element at the front and a utility and separate bedroom/study. In the build out the east side wall has moved slightly further eastwards, into their own garden, and the height has increased slightly to above the eaves height of the existing bungalow. A smaller garage door has also been used. On the west elevation adjoining No.44 some block work has been used instead of brick work

Proposal

Permission is sought to retain the garage as built and to replace the block work on the west side with brick work.

Relevant Planning History

AWDM/1164/16 - Conversion and extension to existing garage to form part garage and habitable room. Granted 6.10.16

Consultations

None received.

Representations

None received. At the request of the owner of No. 44 I visited and saw the part block work west elevation of the finished garage. The owner of 44 wants the block work replaced with brick or to be clad in brick slips to match the remainder of the brick work. He will provide access to enable the works to take place. He is aware of the plan to add a coping stone to the retained garden wall.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2012
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 'Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. The near completed garage extension is little different to that approved under AWDM/1164/16 dated 6.10.16.

The garage is set well back from the road and the increase in height over the approved drawings is not noticeable for this reason.

Because of the incline of the rear gardens the additional height is having little impact on occupiers at No.44. It is necessary and reasonable that the finish of the west wall should be in brick to match the remainder of the extension. A condition requiring this to be done within 2 months of this permission is therefore recommended.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. West wall block work finished in brickwork within 2 months of this permission
3. No side windows west
4. Ancillary use only.

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? No.

Case Officer signed:	MOK	Date: 26.1.18
Authorised and signed by:	Peter Barnett	Date: 26 January 2018