Expiry 1/10/08

Development Control – Delegated Officer Report

~~P.C~~ ~~6/4/08~~

Application Number: ADC/0398/08 **Recommendation – Permit Application**

Site: **33 Adur Avenue Shoreham-by-Sea West Sussex BN43 5NL**

Proposal: **Garage**

The Application

The site is located within the built up area of Shoreham a bungalow within a street of other bungalows and two storey dwellings. There is a driveway to the side of the property and a front garden. The bungalow has an existing rear conservatory and a detached single garage set back to the side and rear adjacent to the eastern boundary with no. 31 Adur Avenue.

Permission is sought to replace the existing flat roof garage with a garage of similar design, slightly larger in footprint. The current garage is 0.5 metres from the boundary, 2.3 metres wide and 4.5 metres long. The proposed garage will be built up to the boundary and is 3.1 metres wide and 6 metres long. The proposed garage has a parapet wall to the front with a maximum height of 2.5 metres.

Consultations and Representations

Third Parties: - No third party representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005) (saved policies): DEV1
Adopted Adur District Local Plan 1992-2006 (ADC 1996) (saved polices): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' including: - Development Control Standard No.3 'Extensions and Alterations to Dwellings.'
PPS1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

Structure Plan policies seek to protect and where possible enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan, which relates specifically to extensions and alterations to dwellings, states that they should be designed so as not to result in an unacceptable loss of light or privacy or have an overbearing effect on neighbouring dwellings and be sympathetic to the original dwelling.

Residential Amenity

The main property to be affected is no. 31 to the east of the site, also a bungalow. Although the garage will be visible from the rear of the adjacent property there will be a minimum distance of 6 metres between the garage and the rear of the property. It is not considered that there will be any adverse impact with regards to loss of light or overbearing impact which would warrant a refusal in this case. The boundary wall is approximately 1.8 metres in height and therefore will screen the garage to some extent from the neighbouring dwelling. There is a window in the garage facing south down the garden therefore there will not be any overlooking to adjacent dwellings.

Visual Amenity

The garage is sited slightly further forward than the existing flat roof garage and is of similar design. It is sited to the side and rear of the bungalow behind close boarded gates therefore is not clearly visible within the street scene. It is considered to be in keeping is size and scale with the existing bungalow.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei

Case Officer..... Date.....22/9/08

PB 22/9/08