Development Management – Delegated Officer Report

Application Number: AWDM/0132/24 Recommendation – APPROVE

Site: 27 Howard Road, Sompting, BN15 0LW

Proposal: Part retrospective application for garage in rear garden, existing garage removed.

Date of site visit: 13.03.2024 - Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site & Surroundings:

The property is located on the north side of Howard Road, on rising land. The dwelling is a semi-detached, hipped roof bungalow, with the front laid to hardsurfacing for the parking of vehicles. A shared drive exists between the application site and its neighbours at no. 29. The drive leads to 2no. flat roofed garages, 1 each relating to no.'s 27 & 29. The site backs onto rising land and farm fields within the SDNP.

The street scene comprises predominantly semi-detached bungalows, many of which have undertaken some form of extension, with rear single storey extension and front and/or rear dormers, and many also have outbuildings within their rear gardens.

The land on the south side of the road is on falling land, which continues to fall throughout the estate.

The Proposal:

The application seeks permission to provide:-

- Single storey pitched roof garage measuring approx. 10m long x 3.6m wide x 3.75m high

Consultations:

South Downs National Park Authority: No comment

WSCC Highways: The garage size is considered sufficient in terms of dimensions, given WSCC standards require a minimum of 3m wide x 6m in length for a single vehicle. Within the extra length of the garage it is considered that cycle parking provision can be accommodated. The layout also provides for a vehicle to be parked fronting the garage where previously this was not possible given the shared driveway with no. 29.

The proposal will remove the requirement for associated vehicles to make use of on street parking provisions along Howard Road.

The LHA does not consider that the proposal would have a severe impact on the operation of the highway network, therefore is not contrary to the NPPF (para 115), and there are no known transport grounds to resist the proposal.

Representations: None received

Relevant Planning History:

AWDM/1976/21
Householder application for permitted development for prior approval for single storey extension to rear of property measuring 6m from rear wall of the original dwelling, maximum height 3.55m and height of eaves of the extension 2.5m.
Prior approval required and granted 21.12.2021

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2023

Planning Assessment

There is no objection in principle to the proposal which is within a residential area. The key concerns are the effects on the existing residential and visual amenities of the locality and how the proposal affects the character and appearance of the area.

Residential and Visual Amenity

The proposed pitched roof garage is already under constructed, and its position is directly behind the existing garage. Once constructed the existing flat roof garage will be demolished and the drive made good. By moving the garage further back within the existing garden envelope, it will allow not only parking within the garage, but also a parking space directly to the front of the garage.

Currently a car cannot park in front of the existing garage as it blocks the path for the neighbouring property accessing their garage off the shared drive.

The new garage is positioned close to the mutual boundary with the neighbour no. 29, and although it has a pitched roof it will not result in any unneighbourliness to the neighbour as no. 29 is on much higher land at the back than the application site, indeed the mutual boundary wall even without the attached fence extension, sits above the eaves height of the new garage.

Further, the relocation of the garage to be more to the rear of the garden will also provide a better relationship between the rear extension as approved by AWDM/1976/21 and the remaining garden area.

Furthermore, the garage will be set into the land, thereby reducing its visual impact onto both the neighbours.

The garage will be viewed by no. 25 to the east, but it will be separated from view by the garden amenity area, meaning that there will be no material loss of amenity to no. 25.

Recommendation

APPROVE subject to the following condition(s)

1. Approved plans
2. Materials
3. Garage use only

Informative:

1. Approved without amendment

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

Case Officer:	Eve Hearsey	Date:	19.03.2024
Authorised by:	Peter Barnett	Date:	19 March 2024