Expiry Date – 11/2

Development Control – Delegated Officer Report

Application Number: AWDM/1466/12 Recommendation – APPROVE

Site: 66 Parkside, Shoreham

Proposal: **Replacement larger garage with integral office (existing garage removed).**

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to land on the west side of Parkside, a private road on the north side of Upper Shoreham Road. On the east side of the road are houses whose garages and car parking areas are on the west side. The west side has a boundary with Buckingham Park.

No. 66 Parkside is a mid terraced house. It has its garage and forecourt across the road. The existing garage is a tired looking pitched roof building with asbestos roof which does not extend to the back boundary and sits comfortably off either side boundary. There are garages either side and the land is approximately 400mm higher than the garage to the south, opposite No. 64.

Permission is sought to replace the garage with one larger. The new garage measures 5.25 metres in width by 10.44 metres in depth as opposed to 3.3m x 4.9m currently. The new garage is to have a pitched roof with a maximum height of 3.04 metres and a height to eaves of 2.04 metres. It will extend to the boundary on the south side and to the back boundary adjoining Buckingham Park. It will come forward of its present position by 1 metre.

The front element will be a garage measuring 6.94 metres in depth. The rear part, 3.5 metres in depth, will be a home office for the applicant. Two doors and two windows are proposed on the north side together with a single window on the south side.

The site is not in a conservation area and is not a listed building. There are no protected trees on the site.

There are many other examples of pitched roof garages closer to the park boundary in Parkside and further north, opposite No. 78 houses begin on this side of the road. There is some variation in the position of the front wall of the garages.

Relevant Planning History

None.

Consultations

The ***Environmental Health*** officer has no objection but would like to see the precautionary contamination condition added to any approval.

Representations

None received.

Relevant Planning Policies and Guidance

National Planning Policy Framework (DCLG 2012)
Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and AR1 and Appendix 11 'Supplementary Planning Guidance' comprising No.3 'Extensions and Alterations to Dwellings';
South East Plan (GOSE 2009): BE1, CC1, CC6 and T4

Planning Assessment

Principle

Where extensions will have no significant impact on neighbours and are of acceptable design quality permission will generally be forthcoming.

Visual amenity

Policy AH7(b) of the Adur District Local Plan requires extensions and alterations to be of a design and materials sympathetic to the original dwelling and the area in general. 'Supplementary Planning Guidance' comprising No.3 'Extensions and Alterations to Dwellings' has a section on garages which requires them to be of a scale compatible with the area and in an appropriate style and character.

The existing garage is a concrete and asbestos roofed structure with an unattractive metal up and over door. The proposed garage is to be built in concrete block and rendered with a corrugated sheet roof. It will have timber side hung double garage doors with fanlight windows. The doors and windows on the side walls are to be installed in white uPVC.

The proposed materials are acceptable in this location and the proposed appearance of the new garage will be an improvement on the rather tired looking and aged structure that is currently on site.

The new garage will sit tight to the Buckingham Park boundary. There are examples of other taller outbuildings on the park boundary to the south of the site. The proposed building is not excessively tall and the boundary is defined by a substantial 2 metre high brick wall. Also inside the park boundary behind the site there are a number of young silver birch trees (40+) closely grouped which form something of a screen to the boundary. These trees mean that the proposed outbuilding will be less visible in the park than other outbuildings on the park boundary.

The new garage will come forward 1 metre of its present position and will line through with the garage to the north at No. 68. This will not have any significant impact.

Neighbour Amenity - *in Park*side

The new garage is larger than the existing one in all respects. However, it is positioned next to the garages of neighbouring properties and so will have no real impact on neighbour amenity. The lower ground level to the south is not so significant that the garage could be described as imposing. Visually from Parkside it will not be overdominant and its scale generally is considered to be that of a domestic garage. The office extension to its rear will not be readily apparent. Providing it is used as a home office only and not for any other commercial purpose then its use should not impact on neighbours or be incompatible with the residential neighbourhood. A condition preventing commercial use is recommended.

Trees/Ecology

The existing garage sits about 4 metres off the park boundary and in the current gap there are a number of young self seeded sycamore saplings, brambles and some other detritus. The saplings are young and of insignificant public amenity value and their loss is not problematic. There are many more interesting trees in the area not least in the park behind.

The park itself is not registered as having nature conservation significance. The likelihood therefore of protected species living in the brambles behind the garage is therefore remote.

Accessibility and parking

The forecourt in front of the new garage will remain at over 11 metres in length leaving off road parking for up to four cars in a tandem arrangement. This area is currently laid to concrete and the application forms state that it is to be block paved. This too will improve the appearance of the area. Block paving should be a porous surface material and so additional surface water drainage within the site should not be necessary.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the existing local urban environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the National Planning Policy Framework, Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and AR1 and Appendix 11 ‘Supplementary Planning Guidance’ comprising No.3 ‘Extensions and Alterations to Dwellings’; and the South East Plan policies CC1, CC6, BE1 and T4.

Subject to Conditions:-

1. Standard 3 year time limit
2. Approved Plans
3. External materials rendered/pained white
4. The building shall only be used for domestic purposes incidental to the enjoyment of the dwelling at 66 Parkside and not for any separate residential use or for any industrial, commercial or business use.

Reason: To protect the living conditions of occupiers of neighbouring properties and the character of the area having regard to saved policy AH7 and Appendix 11 'Supplementary Planning Guidance' comprising No.3 'Extensions and Alterations to Dwellings'.

Informatives

1. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

2. This site is situated on or adjacent to a site which has been identified through Adur and Worthing Councils Contaminated Land Inspection Strategy as having the potential to be contaminated. During development of land potentially affected by contamination, it is the responsibility of the owner and developer to establish the extent of any potentially harmful material on this site.

Is recommendation contrary to any representations? N

Case Officer signed: MOK Date: 25.1.13

Authorised and signed by: PD Date: 28.1.13