Expiry Date - 27/01/2015

Development Control – Delegated Officer Report

Application Number: AWDM/1652/14 Recommendation – APPROVE

Site: **153 Upper Shoreham Road Shoreham-By-Sea West Sussex BN43 6TA**

Proposal: **Alterations to existing garage with replacement pitched roof; extend rear of garage by 3m to create office area and playroom (Retrospective)**

Date of site visit: 2/12/14

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi-detached house on the south side of the road and in a road of similar dwellings characterised by shared access drives leading to garages at the rear. The property has an extended garage at the common boundary alongside the garage of the neighbouring property to the east at 151 Upper Shoreham Road.

The application seeks retrospective planning permission for a rear extension to the garage lengthening it to 8.1m and a pitched roof replacing its flat roof, 3.9m high. External materials comprise tiled roofing and white rendered elevations. There is a west facing door and window. It is used as a store, garage and play space.

Consultations: None

Representations: None although the application was prompted by a neighbour enforcement enquiry (see AWEN/0287/14).

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’ National Planning Policy Framework (CLG 2012).

Planning Assessment

Main considerations

The main considerations are visual amenity and neighbour amenity.

Visual amenity

The proposed garage is visible from the road through the gap between the houses. The dual pitched form of the roof and timbered rendered gable are acceptable in visual amenity terms. There is thereby no material harm to the street scene.

Residential amenity

The neighbouring property that would mainly be affected by the proposal is to the east at No. 151 Upper Shoreham Road. The extended portion of the garage is visible from this property but the depth of the added build is not considered so great as to present a significant risk to the living conditions of the occupiers of this neighbouring property by way of any loss of light or outlook. The presence of no.151's garage serves to minimise impact notwithstanding the addition of the pitched roof on the extended garage. Whilst the garage now has west facing apertures, there was already a west facing door and it is not considered that the added window would present any serious loss of privacy to no. 155 to the west given the presence of fencing and vegetation at the common boundary that serve to limit intervisibility.

No other property is liable to be affected in any material way by the development.

Recommendation

APPROVE

Subject to Conditions:-

1. Ancillary use only
2. No further side windows
3. Approved plans: location plan, block plan and drawing nos. AR-1, AR-2, AR-3, AR-4, AR-5, and AR-6 received 2/12/14.

Informatives

1. 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 letter(s) of representation? N

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Case Officer: L Simmons Date: 14th January 2015

Authorised by: Jo Morin Date: 14.01.2015