Expiry Date - 29/11/2010

Development Control – Delegated Officer Report

Application Number: ADC/0370/10 **Recommendation – Permit Application**

Site: **17 Buckingham Avenue Shoreham-by-Sea West Sussex BN43 5GL**

Proposal: **Detached garage (amendment to ADC/0180/08) to increase length**

The Application

The application site is the southern half of a pair of semi-detached houses located on the west side of Buckingham Avenue, Shoreham. Permission was granted in 2008 to erect a 3.4 metre deep extension across the rear elevation and a single detached garage in the side garden adjacent to the boundary with No.15 to the south. Due to the shape of the side garden, the proposed garage is almost triangular in nature. This application seeks permission to extend the length of the garage at the rear by 1.5m to 7.02m. No other alterations are proposed.

Consultations and Representations

Consultations/Comments

None

Third Parties

No representations have been received.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
PPS1 ‘Delivering Sustainable Development (ODPM 2005)

Planning Assessment

Policies

Policy AH7 refers to residential extensions but the principles are the same when considering extensions to non-residential buildings. It states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general. The proportion of the garden area taken up by a proposal should not be excessive. Rear extensions which abut or are within 1m of a common side boundary with an attached dwelling should normally be no deeper than 3.5m.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual Amenity and character

The detached side garage is modest in size and set 0.8 metres back from the front elevation of the house. It will have a pitched façade which will mirror the pitched canopy above the front door/porch of the house and will appear sympathetic to the appearance of both the house and street. The extension at the rear will have no additional impact on the street scene.

Residential Amenity

The side garage will abut the boundary fence, however there are no side windows in the northern flank wall of No.15 so there will be a negligible impact on their amenity.
This proposal will thus not conflict with local plan policy AH7.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci
2. C12Ei
3. This permission relates to the following approved plans date stamped received 4 October 2010:

Expiry Date - 29/11/2010

1:1250 Scale Location Plan, 1:500 Scale Block Plan, Drawing 02A (1:50 Scale Ground Floor Plan) Drawing 03A (1:100 Scale Proposed Elevations)
Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 22 November 2010