Development Management - Delegated Officer Report

Application Number: AWDM/1562/15 Recommendation – Approve

Site: 7 Oxen Avenue, Shoreham-By-Sea

Proposal: Construction of hardstanding for 7 and 7A Oxen Avenue.

Date of site visit: 25 October 2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application is proposing to hard surface the front garden of 7/7A Oxen Avenue in block paving. The site is currently undergoing extensions and alterations associated with planning permission AWDM/0862/16 and the front wall and hedge has been removed with the garden used temporarily for storage of contractors' vehicles and plant. The proposal will result in an open frontage with the front garden becoming entirely paved.

Relevant site history

AWDM/0862/16 - Part two storey, part single storey rear extension; conversion of workshop at side to garden room with new front window and pitched roof; rooflights to front, side and rear elevation and replacement windows and doors.

Consultations

None

Representations

None received

Relevant Planning Policies

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 (March 2012)

Planning Assessment

Visual amenity

A number of properties in the street have already carried out similar development and this proposal will not therefore cause harm to the character and appearance of the street.

Residential amenity

The use of front gardens for parking vehicles is common and this proposal will not cause serious harm to the amenities of neighbouring occupiers.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

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

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.

Case Officer: Peter Barnett Date: 14 November 2016

Authorised by: Gary Peck Date: 14 November 2016