Development Management – Delegated Officer Report

Application Number: AWDM/1785/16 **Recommendation: APPROVE**

Site: 10A Saffron Close, Shoreham-By-Sea

Proposal: Removal of existing car port and erection of detached garage

Date of Site Visit: 15 December

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

This application seeks the removal of an existing car port and the erection of a detached garage to serve the property created in 2014 when permission was granted for the conversion of existing two-storey extension to two-bedroom dwelling.

The car port is accessed via an existing communal garage area which is accessed via Rosemary Drive to the south, with the host dwelling being located to the west. The nearest residential properties are those on the eastern side of Saffron Close to the west and the western side of Bay Tree Close to the east.

Planning History:

Planning permission was granted in 2014 (AWDM/1309/14) for the conversion of existing two-storey extension to two-bedroom dwelling.

Consultations:

None undertaken

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)

National Planning Policy Framework (CLG 2012)

Planning Practice Guidance (CLG 2014)

Planning Assessment

The application site is effectively invisible from public view being located at the end of a communal garage compound which angles away at the end when seen from Rosemary Drive. As such, therefore, there will be very little visual impact but the existing car port is somewhat out of keeping in an area characterised by flat roofed garages. The proposal will therefore be more in keeping with its surrounds albeit the garage will be longer than those around it at over 9 metres in depth. However, this will be largely screened by the existing neighbouring garage to the south which is adjacent to the application site. The neighbouring garage will also largely screen the new building from the nearest residential properties to the west while those to the east are sufficiently distant (15 metres at the nearest point) for there to be no adverse impact. It is therefore recommended that planning permission be granted.

Recommendation

APPROVE subject to the following condition:

1. Approved Plans
2. Full Permission
3. Materials

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

Case Officer: Gary Peck Date: 23 December 2016

Authorised by: Date: 3rd January 2017