Expires 4/9/07

Development Control – Delegated Officer Report

Application Number: ADC/0416/07 **Recommendation – Permit Application**

Site: **19 Mile Oak Road Southwick West Sussex BN42 4QF**

Proposal: **New detached garage at rear of garden with widening of existing access to Mile Oak Crescent**

The Application

The application site is a semi-detached house located on the east side of Mile Oak Road, Southwick. The property sits on a corner plot with a single pitch roofed garage sited at the rear of a large back garden. Separating this garage from No.15 Mile Oak Crescent is an unmade access track to garages beyond.
The proposal is to remove the rear garage, enlarge the drop kerb and construct a larger brick double garage 5.4 metres by 5.4 metres with a pitched pyramid roof 4.5 metres in height.

Consultations and Representations

Consultations/Comments

WSCC- Highways & Transport	No comments as proposal does not fall under the Highway Authority's Development Control Scheme.

Third Parties

No representations have been received.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7, AT12
West Sussex Structure Plan: DEV1
Development Control Standard No.3: Extension and Alterations to Dwellings

Planning Assessment

The main planning concerns with this application surround the impact of the structure on the amenity of No.15 Mile Oak Crescent and whether the garage affords adequate hardstanding space to the front.

The proposed new garage is to be greater in size than the current single wooden pitched construct. It will be 5.4 metres in width and depth with a pyramidical roof to a height of 4.5 metres and completed in face brickwork. The existing access onto Mile Oak Crescent is to be widened via the removal of a section of walling and hedge that forms the east and south boundary to the property. The height of the roof will not significantly impact on the outlook of the side windows of No.15 Mile Oak Crescent to the south, in part due to the tapering of the roof to a central point and also as a good separation exists across an access track and side garden. The widening of the road access will not cause safety concern as Mile Oak Crescent has been bollarded at the southern end to prevent a through flow of traffic. It is therefore a quiet cul-de-sac. The Council's DC standard for garages requires a frontal hardstanding of 6 metres to enable vehicles to be washed or parked off-street. Due to the width of the plot a hardstanding of 4.5 metres only is possible however it is not considered that that this would warrant consideration for refusal. Mile Oak Crescent features ample on street parking capable of holding vehicles in addition to the two that this garage could provide whilst the lack of through traffic ensures that any maintenance work conducted on the small hardstanding would not pose significant hazard to pedestrians or other vehicles. It should equally be considered that, should the pitch of the roof be lowered by 0.5 metres then this development would fall under permitted development in any case.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci: (standard time limit)

Case Officer:..... 28.8.07

Date: 24/8/07