Development Management – Delegated Officer Report

Application Number: AWDM/1796/22 Recommendation – APPROVE

Site: 57 The Meadway, Shoreham-by-Sea, BN43 5RN

Proposal: Replacement of existing attached garage.

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application site is located on the south side of The Meadway, and is a semi-detached bungalow with a side garage. The street scene comprises many semi-detached properties with garages.

The Proposal:

The application seeks permission to replace the existing attached garage with another attached garage.

Consultations:

WSCC: Highways

The replacement garage will be similar in size to that of the existing, being marginally smaller. The LHA notes that this does not meet the minimum internal specifications for a single bay garage of 3m x 6m as set out in Manual for Streets. To ensure that a modern car can be accommodated inside, the LHA advises the applicant to enlarge the garage to a depth of at least 6m.

Notwithstanding the above, the site benefits from a driveway fronting the property, which is of sufficient size to accommodate at least two cars, which is a suitable amount of parking for a dwelling of this size and location.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in severe cumulative impacts on the operation of the highway network, therefore is not contrary to the NPPF para 111, and that there are no transport grounds to resist the proposal.

Representations:

1no. letter of support 56 The Meadway:
We are happy to support this application.

Relevant Planning Policies

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Relevant Planning History: None

Planning Assessment

There is no objection in principle to the proposal which is within an existing residential area. The key concerns are the effects on the residential and visual amenities of the locality and how the proposal affects the character and appearance of the area.

Residential and Visual Amenity

Externally, the replacement garage, will look very similar to the existing garage. Like the existing garage, it will not come forward of the existing front elevation, and the rear and side elevation will be in the same position. There will be a rooflight put in, but this will not materially affect the existing visual amenities or the character of the area, or the neighbouring residential properties.

One point of note with regard to WSCC Highways comments, should the applicant wish to extend the garage forward from what shown, it would need planning permission, and the planning merits would be assessed at that time. However, as submitted, it is replacing an existing garage of almost identical size, and there are no objections on planning grounds.

Recommendation

APPROVE

1. Approved plans
2. Standard time limit
3. Materials

Informative

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

Case Officer: Eve Hearsey Date: 15.12.2022

Authorised by: Peter Barnett Date: 15 December 2022