Expiry Date – 28/3

Development Control – Delegated Officer Report

Application Number: AWDM/0092/16 Recommendation – Approve

Site: 40 Mill Hill Drive, Shoreham

Proposal: **Replacement detached garage in north-east corner of rear garden.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 3 and 4 March

Site and Surroundings

This application relates to a detached bungalow on the east side of Mill Hill Drive close to the junction with Chanctonbury Drive. The land slopes back into the site from the road and also up from the north such that the rear garden boundary adjoining a garage complex is approximately 1.5 metres higher than at the garage complex and at most approximately 600mm above the rear garden level of 39 Chanctoinbury Drive.

Many of these houses and those in Chanctonbury Drive have side driveways with detached garages behind their houses.

These houses are not in a conservation area and not listed. There are no protected trees on the site or adjoining.

Proposal

Permission is sought to replace an existing asbestos roofed garage which sits in the north east corner of the rear garden. The garage is to be enlarged in the process. The new garage will be 7 metres deep, an increase of 800mm westwards, 3.4 metres wide, an additional 800mm southwards and will have a maximum eaves height inside the garden of 2.7 metres and a maximum ridge height of 3.4 metres, current dimensions 2 metres and 2.9 metres respectively.

The garage is to be built on an existing concrete base, which is to be extended as required. The garage is to be built in brickwork with a tiled roof to match the house.

Relevant Planning History

SU/159/02 – Relaxation of Condition 4 of SU/204/00 (to enable clear glazing &opening of south side dormer window (retrospective). Approved 20.9.02

SU/204/00 Rooms in roof (with gable at rear and side dormers). Approved 3.1.01

Consultations

Southern Water:

'Our initial investigations indicate that there are no public surface water sewers in the immediate vicinity of the site to serve this development. Alternative means of draining surface water from this development are required. This should not involve disposal to a public foul sewer.

Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site. The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire S021 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk".

The proposed development would lie within a Source Protection Zone around one of Southern Water's public water supply sources as defined under the Environment Agency's Groundwater Protection Policy. Southern Water will rely on your consultations with the Environment Agency to ensure the protection of the public water supply source.'

County Archeologist: No objection on archaeological grounds is raised to the proposals; archaeological assessment and mitigation measures are not required.

Representations

One objection received from the owner of 39 Chanctonbury Drive summarized as follows:

- No objection to a replacement garage of the same size. Increase in height will make it much more apparent. Why not have a flat roof?
- Having had a previous planning problem with the side dormer built I am concerned further planning issues would ensue with this development.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2012
Saved policies AG1 and AH7 of the Adur Local Plan

Planning Assessment

Principle

The principle of development can be supported as it upgrades an existing dwelling in an established residential area. For consideration is the impact on neighbours l.iving

conditions and the wider area and whether the design of the proposal is compatible with the area.

To the rear of the site is a row of six garages belonging to houses in Westmoreland Walk. These garages sit at a much lower level than the site but are well separated from the houses. Whilst the proposed garage will be taller than the existing and therefore more readily noticeable from the rear it is not considered that the scale of it will be harmful to residents to the east.

The existing garage abuts the rear garden boundary with 39 Chanctonbbury Drive, to the north. The garden at 39 is about 16 metres in length and at the end of the garden is a high hedge screen planted by the current owner to scree the garage from their view. The existing garage is virtually unnoticeable as a result. This hedge has recently been reduced in height but is still about 500mm taller than the existing garage.

The objector has no plans to remove is hedge. The increased height will be largely hidden by the hedge. Were the hedge to be removed or die it is considered that a garage of the scale proposed and 16 metres from the rear of No. 39 would not be unduly prominent or harmful to the living conditions of residents.

The garage is to be widened and lengthened by 800mm to the west and south. It will still be a minimum of 6 metres off the boundary with No. 38 with No. 38 being on slightly higher ground. It will not be harmful to their living conditions.

The garage should only be used for purposes ancillary to the main dwelling and for any commercial purpose.

Recommendation APPROVE subject to the following conditions:

1. 3 years
2. Approved Plans
3. Details of surface water drainage
4. Materials to Match
5. Ancillary use only
6. No new windows north or east sides.

Informative

1. 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.

2. Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should

any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site. The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire S021 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk".

Is recommendation contrary to any representations? Y

Case Officer signed: MOK Date: 11.3.16

Authorised and signed by: Gary Peck Date: 14 March 2016