Expiry Date – 17/6

Development Control – Delegated Officer Report

Application Number: AWDM/0418/21 Recommendation – Grant

Site: 32 Greenways Crescent, Shoreham

Proposal: **Replacement of existing garage with new detached outbuilding with pitched roof.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 20/5

Site and Surroundings

This application relates to an end of terrace dwelling on the east side of Greenways Crescent. The property shares a driveway with No. 34, to the north, and each has a garage at the head of the drive behind their houses.

No. 34 is on slightly higher ground and has recently replaced their garage.

The site is not in a conservation area.

Proposal

It is proposed to replace the existing garage. The new garage would have the same footprint but would be taller with a pitched roof to 3.6 metres. It would not have a garage door but a typical garden store door and window in the front elevation and a separate door to a bike storage area. It includes a WC

Relevant Planning History

AWDM/1841/18 - Lawful Development Certificate for proposed rooms in roof with hip to gable roof extension to north elevation, rear dormer with Juliet balcony to east elevation and 3no. rooflights to front (west) elevation. Issued.

SU/197/98 - Single-Storey Rear Extension. Granted.

Consultations

None.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Character

The scale and position of the proposed garage is not dissimilar to the one to be removed. The extra height will not be harmful to the neighbour at No. 34 especially as they are on slightly higher ground and have a garage in the same position.

The view onto the street will not be of a garage door but as it is set 22 metres back from the street it is not considered harm to character will occur.

Neighbour amenity

The garage will sit alongside a recently built one at No.34. No significant harm will occur.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *3 years*
3. *Ancillary use only.*

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. The replacement structure is granted on the basis that it is to be sued for ancillary purposes only. Business use of it may require planning permission and you should seek the necessary permissions prior to business operations commencing

Is recommendation contrary to any representations? No.

Case Officer signed:	MOK	Date: 24/5/21
Authorised and signed by:	Peter Barnett	Date: 24 May 2021