Development Management – Delegated Officer Report

Application Number: AWDM/0785/23 Recommendation: APPROVE

Site: 72 Old Fort Road, Shoreham-By-Sea, West Sussex

Proposal: Extension to the existing garage to make an additional bay

Date of Site Visit: 20th June 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

Consent was granted under AWDM/0464/18 for the demolition of an existing dwelling and outbuildings and the replacement with a new two storey dwelling with front and rear balconies and double garage to the front. The current application seeks consent to add an additional bay to the garage to the front bringing the garage building closer to the highway. The design, height and appearance will match existing with the building being enlarged in width by 3.5 metres.

Consultations:

West Sussex County Council: The Highways Authority: - Ordinarily the LHA would request that the bay meets the standard requirements of size. However in this case it is acknowledged that it meets the size of the existing and the width of the bay exceeds the minimum dimensions. Sufficient off street parking provision is already available within the site's existing driveway and on site turning arrangements are unaffected by the proposals. 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 National Planning Policy Framework (paragraph 111) and that there are no transport grounds to resist the proposal.

Representations:: - None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area and highways and parking.

Visual amenity

The proposal will bring the building closer to the highway. However the dwelling has a large property frontage and the house is set back therefore despite the building being increased in width by 3.5 metres, there is still a set back. Space will remain between the building and the front boundary, the building will not be prominent within the street scene and there are other examples of out buildings which sit in a similar position to the proposed extension. The materials and design will match existing which also blends with the main dwelling. The proposal will therefore be sympathetic and subservient to the main dwelling and can be supported in this case.

Residential amenity

The building as existing sits adjacent to the boundary and partially abuts the neighbouring garage, it will come forward beyond the neighbouring garage. However there will be no impact in terms of loss of light or overbearing impact.

Highways and Parking

The Highways Authority have no objection to the proposal as it matches in depth the existing garage building and is wider than a standard parking bay, there is ample parking and turning space to the property frontage and therefore no grounds for highway objection here.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. Use of building shall be domestic storage and parking only.
5. No openings on the north, south and west side.

Is recommendation contrary to letter(s) of representation N

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.

Case Officer: Hannah Barker Date: 11th July 2023

Authorised by: Peter Barnett Date: 11 July 2023