Development Control – Delegated Officer Report

Application Number: AWDM/1187/16 Recommendation – APPROVE

Site: 24 Newtimber Gardens, Shoreham

Proposal: Create new door in the rear of garage (in compound) of no.24

Date of site visit: 25.08.2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is located at the end of a small residential cul de sac and comprises a mid terraced property. To the west of No.'s 24 and 25 Newtimber Gardens there is a privately owned communal pathway which leads to the property's associated garages within the garage compound.

The proposal seeks planning permission to install a door within the rear wall of the garage serving no. 24 to enable access through the gate within the rear boundary fence into the garage via the communal pathway.

Consultations: None received

Representations: None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings' National Planning Policy Framework (CLG 2012).

Planning Assessment

Principle

The principle of installing a door within the rear wall of the existing garage serving the property is acceptable subject to the new door and access causing no adverse impact on the visual amenities of the area or the occupiers of neighbouring properties.

Visual amenity

The proposed door would be located within the rear wall of the garage serving the property and would only be visible from the access path used by

occupiers of the nearby residential properties. The proposed door would not therefore cause any adverse impact on the visual amenities of the area.

Residential amenity

The proposed door would provide access from the rear garden gate to the garage via the privately owned footpath to the rear. The neighbouring properties No. 22 and 23 have longer gardens with access directly from their rear gardens to their garages via single doors. In this case it is not proposed to incorporate the communal path into the residential curtilage of No. 24; access would still be obtained across the communal footpath. The proposed door would therefore have no adverse impact for residential neighbouring users of the communal footpath.

Recommendation

APPROVE

Subject to Conditions:-

1. Accordance with Approved Plans
2. Standard 3 Year Time Limit

Informative

1. Proactive Statement – No Amendments

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

Case Officer: Rebecca Tier Date: 05.09.2016

Authorised by: Jo Morin Date: 05.09.2016