Development Management – Delegated Officer Report

Application Number: AWDM/1632/23 Recommendation: APPROVE

Site: 43 Downside, Shoreham-By-Sea, West Sussex

Proposal: Proposed single storey side extension to provide additional garaging space.

Date of Site Visit: 16th January 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a two storey detached dwelling house on the southern side of Downside, Shoreham-By-Sea. The ground levels drop to the south of the site. There is a driveway to the front of the property and a garage/store set back to the rear/eastern side of the house. Consent is sought to add an extension to the front of the existing garage to increase the size of the garage in line with the front of the house. A flat roof is proposed sloping down to the rear with the ground level to join the existing roof. There is a raised patio to the rear of the house, the extension will abut the side of this. A garage door is proposed to the front and the boundary fence will be removed with the wall of the garage adjacent to the boundary wall.

Amended plans have been received which show high level windows on either side of the building. Although the neighbouring occupiers were not objecting to the proposal they discussed with the applicant the possibility of adding windows to the building which would allow light to pass through the building to allow a sense of light and outlook from their kitchen sink. An unusual request; however, as this was agreed mutually between the neighbours it was not considered that there would be any harm in this case. The buildings proposed use is a garage and with these windows being high level there would be no issue of overlooking. It would improve the light and outlook from the neighbouring kitchen window which currently, due to the change in levels, looks over the top of the neighbours garden with a view of the sky. As there is another south facing window in this room it was not considered that there would be grounds to refuse the application with or without the windows. On balance there would be no issue with the plans as amended subject to safeguarding conditions as discussed below.

Consultations:

West Sussex County Council: The Highways Authority: - The dimensions of the proposed garage extension will not meet WSCC current guidance on garage widths however it is not considered that this would detrimentally impact or differ from the current parking arrangements at the site. There is space within the property frontage for parking and on street parking is available. The LHA does not consider that the proposal would have a 'severe' impact on the operation of the highway network, therefore is not contrary to the NPPF and there are no known grounds to resist the proposal.

Representations: - None received other than to agree to the revised plans.

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 (December 2023)
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.

Visual amenity

The street comprises a variety of properties with houses and bungalows of differing design, many of which have been altered and extended. The proposed side extension will bring the garage in line with the dwelling house and it will be clearly visible within the street scene. However with its flat roof design and garage door it will have a subservient, domestic appearance in keeping with the character and appearance of the existing dwelling house and street scene. Materials to be used will match existing.

Residential amenity

The main property to be affected is no. 41 to the east. Mentioned above there is a side kitchen window which will face onto the side of the proposed extension. This currently overlooks the space between the rear of the house and the front of the existing garage. There will be loss of light and outlook to this side window, however there is also a south facing window serving this room. Therefore a refusal would not be warranted in this case. As stated above windows are to be inserted into the side of the building to allow some light to pass through and avoid the view onto the solid

side wall. It is not considered that there will be any loss of privacy as a result as the proposed windows are high level and the space is to be used as a garage and not a habitable room. Conditions will be attached to ensure this is the case for the future and as necessary if the garage were to be converted obscure glazing may be required.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the east or west elevation of the extension.
5. The garage shall be used for domestic storage and garaging of vehicles only and not as a habitable space without prior consent from the LPA.
6. The windows on the east and west elevation shall be a minimum of 1.7 metres above finished floor level.

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments

Case Officer: Hannah Barker Date: 14th February 2024

Authorised by: Peter Barnett Date: 14 February 2024