Expiry Date – 6/1, ppa agreed to 8/3

Development Control – Delegated Officer Report

Application Number: AWDM/1839/20 Recommendation – Grant

Site: 54 Riverside Road, Shoreham

Proposal: **Proposed attached garage to east elevation to replace existing garage with extension of pitched roof over.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 10/12

Site and Surroundings

This application relates to a semi detached hipped roof bungalow on the south side of Riverside Road. The property has a flat roofed attached garage on its east side with a utility lean to addition to the rear.

The property sits forward of the pair of bungalows to the east by 3.3 metres, Nos.56 and 58. No. 56 has a flat roofed garage abutting the common boundary. A similar hipped roof extension has been added to No. 60, but this has a slight set back.

The property is not in a conservation area and is not listed.

Proposal

Planning permission is sought to add a fully hipped roof over the entire side addition. The existing front wall of the garage is being retained and a 100mm set back in the new roof profile is shown.

Relevant Planning History

None.

Consultations

None undertaken.

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.

Neighbour amenity

This extension is proposed on the east side of the bungalow abutting the boundary with No. 56. No 56 is set back from the bungalow on site by approximately 3.3 metres and has a flat roofed garage on the common boundary. The front set back is compensated for at the rear with No. 56's garage being far deeper than the rear wall on site.

The proposed new roof is hipped away from the boundary with No. 56 and therefore it is not considered that significant harm will occur to No. 56.

Character

The applicant was not willing to set the extension back from the main front wall. He intends to retain the existing garage. The new roof is shown to be set back 100mm back from the existing.

Whilst a more noticeable set back and lower ridge would have been preferred it is not considered that in the absence of this a refusal can be justified. The proposed roof is hipped in keeping with the original bungalow and those around.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *3 years*
3. *Materials to Match*
4. *No new windows side extension or side roof.*

Informative

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.

Is recommendation contrary to any representations? No.

Case Officer signed: MOK Date: 4.3.2021

Authorised and signed by: Peter Barnett Date: 4 March 2021