# Development Management – Delegated Officer Report

**Application Number: AWDM/1696/17 Recommendation – APPROVE**

**Site: 1 Old Swan Cottages, Church Street, Shoreham-by-Sea, BN43 5DT**

**Proposal: Alterations to width of garage door opening and installation of new automated sectional door**

**Date of site visit:** 23.11.17

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Site, Surroundings and Proposal**

The site is located within the Medieval Core of Shoreham and is within the Shoreham Conservation Area. An Article 4 Direction was made in 1996 relating to properties in Church Street, Shoreham, which removed their permitted development rights.

The garage, to which this application relates, is located fronting onto Middle Street, and the dwelling to which this application relates is a grade II listed building and is located to the south east of the garages. Although the garage is detached and separated from the dwelling, there is a physical attachment via a contiguous boundary wall

Permission is sought to change the width of the garage door from 2.418m to 2.750m. The existing garage door is a manually operated tilt up sectional door and the proposed garage door will be an automatic opening up and over door. Both doors have a horizontal emphasis.

**Consultations: WSCC Highways**

The existing garage is accessed from the unclassified 'Middle Street'. The garage door is proposed to be widened and changed to up and over. Both of these changes will facilitate a safer and more practical access and egress and the Local Highway Authority therefore do not wish to raise any grounds to resist the application from the highways point of view.

**Council's Conservation Architect** has no objections, as the works are not considered to have any material effect on the listed building.

**Representations:** None received

**Relevant Planning Policies**

Saved Local Plan policies (ADC 1996): AG1, AH7
Adur Submission Local Plan (2016) Policy 15, 16,17
National Planning Policy Framework (CLG 2012)

National Planning Practice Guidance

**Planning Assessment**

There is no objection in principle to the proposed garage door alteration which would facilitate a more practical access and egress. The upgrade is to an existing property within an established residential and Conservation area. The key concerns are the effects on the residential and visual amenities of the locality.

***Visual Amenity and Impact upon Character and Appearance of the Conservation Area***

The proposed widening of the garage door and opening, which will include a new lintel above, by approx. 330mm will have no material impact upon the character and appearance of the Conservation area or the locality in general, nor the host dwelling which is a Grade II listed building. The replacement door will be an automated sectional garage door and is indicated as being 'S' ribbed and of an Anthracite Grey colour. The replacement door will have the same horizontal sectional emphasis as the existing door, so will not impact on the current visual amenities.

***Residential Amenity***

There will be no additional built form created purely a change in the opening and thereby a new lintel above, for the new automated sectional garage door. The door will be automatic opening door, which will prevent the car from standing in the road whilst the door is being manually opened; thus a benefit to the existing residential amenities of the area.

**Recommendation**

**APPROVE subject to the following conditions**

1. Approved plans
2. Standard time limit
3. The garage door will be of an Anthracite Grey colour and any change in colour to be approved, in writing by the LPA
4. The garage door will be an LTE 42 door as outlined in the submitted document received 12.12.2017

***Informative***

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 14.12.2017

Authorised by: Peter Barnett Date: 14 December 2017