Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0054/13

Site: **72 The Drive, Shoreham-By-Sea, West Sussex, BN43 5GD**

Proposal: **Addition of parapet roof to garage**

Date of site visit: 6 February 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi-detached dwelling on the corner of The Drive and Downside. While the property address is in The Drive, the front door and principal elevation faces Downside. The Drive rises up to the north and the application property is consequently positioned below the level of Downside, which runs east-west along the northern boundary of the site. From Downside, only the first floor and roof of the property is visible.

The dwelling has a two storey projection on its north side, with a lower roof ridge to the main house. There is a detached garage on the north side of the property which has a sloping roof which rises to a front parapet. Permission is sought to remove the sloping roof by raising its height to be level with the existing parapet. This results in a 0.65m increase in height at the rear (east) but no change at the front (west). The overall height of the garage is 3m and requires permission by virtue of being within 2m of the boundary.

Relevant site history

AWDM/0644/12 - Two-storey rear extension - approved
AWDM/0853/12 - Application for a Lawful Development Certificate for proposed hip to gable roof extension on east side and dormer to south side, plus rooflights to north side – approved
AWDM/0903/12 - Application for a Lawful Development Certificate for proposed new single storey extension on east side – approved
AWDM/1073/12 - New window opening in east elevation - approved

Consultations

None

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’
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal comprises upgrading of the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The alterations to the garage roof will not be visible from either road. To the west the roof extension will be behind the existing front parapet while to the north the garage is entirely screened from view by the boundary wall and drop in ground level.

Residential amenity

The proposal has no impact on residential amenity, being located a sufficient distance from any boundary with a neighbouring dwelling.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing
3. Permission relates to approved plans:

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 letter(s) of representation? N

Case Officer: Peter Barnett Date: 6 February 2013

Authorised by: Gary Peck Date: 25 February 2013