Development Management - Delegated Officer Report

Application Number: AWDM/1735/21 Recommendation – APPROVE

Site: 60 The Gardens, Southwick, BN42 4AN

Proposal: Erection of detached timber garage to front side; and proposed new 2m high fencing to sides together with 1m high fencing to front

Date of site visit: 16.12.2021 - Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The Gardens is an east west running road, but has offshoot 'Closes' within it that are also named The Gardens. No. 60 is located on the south side of the east west section, but is at the junction with an offshoot.

The property is a two storey semi-detached dwelling, and has a conservatory type rear extension. There is a relatively large fan wide front amenity area. The rear garden is a narrowing garden. The front amenity area has an existing vehicular access and drive.

The street scene comprises a mix of predominantly two storey semi-detached and terraced dwellings. Many of the properties have extensions and or outbuildings of some form.

The area of land to the rear of the properties in The Gardens is used as allotments.

Proposal:

The proposal seeks permission for:-

- Timber double garage to front side of the property measuring approx. 5m wide x 6.3m long and is shown to have a height of 2.6m

Consultations:

Environmental Health: No comment

WSCC Highways:
The proposed garage will have approx. internal dimensions of 4.7m x 6.1m which is of suitable size to accommodate one car. The garage can also be considered for secure cycle storage. If the applicant proposes a double-bay garage, the garage should be enlarged to 6m x 6m in line with Manual for Streets (MfS) specifications.

On-site turning does not appear achievable, so cars may have to exit the site in a reverse gear. However, this is the existing arrangement which is not anticipated to result in a highway safety concern.

In conclusion, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in severe cumulative impacts on the operation of the highway network, therefore is not contrary to the NPPF (para 111), and that there are no transport grounds to resist the proposal.

Representations: 1 letter of objection 64 The Gardens:

- The 2m high fence will assist in shutting off of views into the garden with overflowing bins etc., and car repairs taking place;
- Concerned that the proposal will enable the expansion of the car repairs;
- Residential area is wrong place for car repair business;

Relevant History: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Planning Assessment

Principle

The proposal comprises upgrading a residential property 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 surrounding area.

Visual & Residential Amenity:

The application has been amended to exclude the 2m high fencing onto the boundaries which abut the highway and will now provide a mix of 2m high fencing onto the side boundaries only and 1m high fencing to the boundaries abutting the highway, which will all be permitted development.

The application now relates only to the provision of a timber garage to be positioned within the front amenity area offset to the side and close to the mutual boundary with no. 62 The Gardens.

Currently the property has what appears to be an existing structure/garage positioned at a similar point to the proposal. The current structure is a ramshackle structure of a very poor design and seems to be constructed of odds and ends.

The proposed garage will be slightly smaller than the existing onsite structure and the design will be an improvement, being a simple flat roof structure with the front elevation (north east), having 4no. bifolding timber doors to the garage; the south east side elevation, onto the mutual boundary with no. 62, will have 3no. panels; the rear (south west) will be one panel and will have the pedestrian door; finally the north west panel will be a single panel. The roof will be flat and be a 'warm roof'.

The fact that the front garden area is wide, views into the garden area will be notable, from various points in the street, however, by positioning the garage to the side, the view from the street will be minimized. Also, by being flat roofed, it will not dominate the view to and from the existing house.

The proposed garage is close to (approx. 200mm distant) the boundary with the adjoining neighbour, no. 62, but it will be behind the proposed new 2m high fencing, and at a height of approx. 2.6m there will only be some 600mm of the garage in view from the neighbours' side. It is also at an oblique angle from the main elevation of no. 62 and their drive is separating the distance further, thereby limiting views still further.

It is considered that on balance, the proposed timber garage will be acceptable, and a condition limiting the use to that relating to the existing residential use would be appropriate in order to prevent possible use as a commercial garage.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Use of garage

Informatives:-

1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 11.02.2022

Authorised by: Peter Barnett Date: 11 February 2022