# Development Management – Delegated Officer Report

**Application Number: AWDM/1194/15 Recommendation – APPROVE**

**Site: 20 Kings Walk, Shoreham-By-Sea, West Sussex**

**Proposal: Erection of detached double garage with inspection pit to west side of existing double garage at end of rear garden.**

**Date of site visit:** 22.09.15

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Site and Surroundings**

The application property is a 2-storey detached dwelling fronting onto the sea on Shoreham beach. There is a driveway and front garden and a relatively large rear garden. As existing there is a detached flat roof garage to the rear of the garden, this garage is currently providing space for the applicant's classic cars which they keep as a hobby. The applicant has additional cars which are kept elsewhere.

**Proposal**

Permission is sought for an additional detached garage within the rear garden adjacent, to the west of the existing garage. The garage is to have a pitched roof up to a maximum height of 4 metres, it is 4.5 metres wide and 7 metres deep. There is a vehicular access to the rear of the property where the garage can be accessed. Roller shutter doors front onto this access to the north. There is a single door on the south elevation fronting towards the rear of the main house. The elevations are to be rendered with a profiled metal roof. An inspection pit is to be provided inside the garage, the ground level will drop by 1 metre internally.

**Relevant Planning History:**

**AWDM/1193/15 – Pending:** Application for a radio antenna.

**Consultations:** Environmental Health has advised that the precautionary condition relating to contaminated land should be attached.

Southern Water has advised that there are no public water sewers in the area to serve this development. Alternative means of draining surface water from this development are required. This should not involve disposal to a public foul sewer.

In addition should any sewer be found during construction works an investigation of the sewer will be required to ascertain its condition, the

number of properties served and potential means of access before any further works commence on site.

**Representations:** none received

**Relevant Planning Policies**

Adur District Council Local Plan saved policies AH7, AG1
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

**Planning Assessment**

The garage is to the rear of the main dwelling, the applicant has advised that the garage is required to house his vintage/classic car collection (along with the existing garage on site.) The inspection pit is required to allow the owner to maintain and carry out mechanical works to the cars. It has been confirmed by the applicant's agent that no commercial use is to be carried out at the property. The garage is for the use of the owner only and is incidental to the enjoyment of the main dwelling house. A condition is attached below to ensure this is the case. The main issues in this case are visual amenity and the impact of the proposal upon the surrounding area and the residential amenities of the occupiers of the adjacent dwellings.

***Visual Amenity***

The garage is to the rear of the dwelling and is therefore not clearly visible within the street scene, when viewed from the front of the property. Despite the large scale and footprint of the garage and the existing adjacent garage it is considered that the proposal is acceptable. The long garden allows for sufficient space and distance from the main house to not represent over development or a cramped form of development.

***Residential Amenity***

The garage will be visible from the rear of adjacent dwellings either side and to the rear of the site. As stated above the depth of gardens in this locality allow for sufficient space between the adjacent dwellings and the proposed garage. Despite its height it is not considered that there will be any loss of light or overbearing impact as a result of the siting of the proposed garage.

The nature of the use of the proposed and existing garage on site does not give rise to concern in this case. A condition is attached to ensure that the use remains ancillary and incidental to the enjoyment of the main dwelling house, no commercial activity is permitted in this case. Therefore safeguarding the residential amenities of the occupiers of the adjacent dwellings.

**Recommendation APPROVE** subject to Conditions:-

1. 3-yr time limit
2. Approved plans
3. Domestic use only no commercial use.

**Informative**

1.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.

2.PFA informative
3. advice re: surface water drainage.

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

Case Officer: Hannah Barker Date: 29th September 2015

Authorised by: Jo Morin Date: 05.10.2015