Expiry Date -

Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/0667/12

Site: **35 East Meadway, Shoreham-by-Sea**

Proposal: **Flat roofed garage attached to front of existing garage (in place of car port) (resubmission of AWDM/0157/12)**

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is in a small cul-de-sac in an outer residential area of Shoreham.

The application property is a residential property built in a distinctive modern design and style, with a steeply pitched rear roof slope. It has white rendered walls. Surrounding properties are of similar design and style, but with tile hanging to their elevations.

An open-ended car port has been built off the front wall of the application property.

Permission is sought for a front garage extension to replace the car port, attached to the front of the original garage. It would be 5 metres wide and 6.1 metres deep with a flat roof 2.8 metres high, lining through with the flat roof of the existing garage.

Relevant Planning History
AWDM/0157/12
Flat roofed garage attached to front of existing garage (in place car port)
Refused 17-04-2012

Consultations

Adur & Worthing Councils: The ***Environmental Health*** Officer *recommends the precautionary condition*

Representations
None

Relevant Planning Policies and Guidance

South East Plan (GOSE 2009): BE1, CC1, CC6
Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7
Appendix 11 ‘Supplementary Planning Guidance’ No.3 ‘Extensions and Alterations to Dwellings

Planning Assessment

Visual amenity

An earlier proposal for a similar extension was refused due to its poor design, which would have been obtrusively assertive and unsympathetic to the street's character and appearance (AWDM/0157/12 refers).

Negotiation following this refusal has resulted in an amended scheme with a design that is now satisfactory, and would no longer be harmful visually.

The prominent forward protrusion forward of the main building has been cancelled out by a reduction of 1 metre in the length of the extension, and some reduction in its width.

Even further reduction in length would have been desirable. However the size of the applicant's vintage cars would have meant this would have been compensated by additional width, which would have blocked the outlook from their kitchen.

As the gap between the new extension and the outside wall along the south boundary is to be reduced it is unlikely the existing hedge would be retained.

However the applicant intends to replant in the smaller gap left, which would offer future screening to compensate for the loss of the hedge. This measure, taken together with the use of coloured glazing in the extension's south flank, breaks up its solidity so that it would no longer be obtrusive.

It is concluded that with these amendments, the proposal would not conflict with policy in so far that the quality of design required by Saved Adur District Local Plan policy AH7 has been met.

However, in reaching this conclusion, it should be recognised this proposal is of marginal merit where individual circumstances, including the applicant's need to securely accommodate several vintage cars on their property, had considerable weight to its favour.

Residential amenity – effect on existing dwellings

The proposed extension would partly 'wrap around' the open front garden of the neighbouring dwelling to the south, No.29, resulting in a rather awkward appearance. However, the proposed garage extension would be sited sufficient distance away from the front elevation of this dwelling to avoid any adverse amenity impact.

Contaminated Land

The site is not contaminated so an informative would be sufficient to raise the applicant's awareness of this issue.

Recommendation

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 or from highway safety. 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)

APPROVE subject to the following conditions:-

1. Time limit
2. Approved Plan
3. External materials and finishes to match existing
4. Existing hedge retained as far as practicable. Any part of it removed replaced with evergreen shrubs retained for 5 years.

Informative

If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented

Is recommendation contrary to any representations? N

Case Officer signed: Matthew Porter Date: 6-07-2012

Authorised and signed by: Peter Barnett Date: 09/07/2012