Development Control – Delegated Officer Report

Application Number: AWDM/1183/17 Recommendation – APPROVE

Site: 40 Silverdale Drive

Proposal: Single storey side/rear extension to replace existing garage on north elevation.

Date of site visit: 04.09.2017

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a two storey semi-detached dwelling with a flat roof canopy on 3no. poles to the front of the entrance door and detached garage. There is a gate between the garage and the house which leads to the rear.

The street contains predominantly two storey dwellings of very similar dwellings and predominantly with flat roof garages.

Proposal

Permission is sought to remove the garage and provide a single storey side extension with a false pitch roof, to the dwelling measuring approx. 3m x 8.8m long x 4m high. A gap of approx. 800mm will be retained between the side of the extension and the boundary to no. 42

Consultations: None

Representations:

Lancing Parish Council: Support

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Submission Adur Local Plan 2016: policy 15
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

Currently the side garage of the dwelling reads as an attached flat roof garage due to the gate positioned between the garage and the dwelling, together with the linking of the front flat roof canopy between the two.

The proposal will result in the loss of the garage, but there is adequate room on the drive to park at least two cars. The extension will be directly to the side of the dwelling with a false pitch to the front section. Although there are predominantly flat roof garages in the area, there are examples of garages being replaced with living accommodation and with some form of roof over, for example no. 8 Kendal Road. The roof thereby will not be out of keeping with its surroundings.

The existing garage sits forward of the neighbouring garage at no. 42, and the separation that will result from the loss of the garage will not be out of keeping with its surroundings, particularly as a gate will be used at this point.

Residential Amenity

The proposal will be longer than the existing garage by some 2m, and there will be a high level window serving a utility room in the side elevation facing the neighbour no. 42, but in view of the fact that that property has a garage between the dwelling and the boundary, together with the fact that there will result a further gap of approx. 800mm created by the development, it is unlikely that the proposal would cause any adverse effects onto the neighbour.

Recommendation

APPROVE subject to the following conditions

1. Approved plans
2. Standard time limit
3. Materials to match existing

Informative

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 11.10.2017

Authorised by: Jo Morin Date: 11.10.2017