Development Management - Delegated Officer Report

Application Number: **AWDM/1164/16** **Recommendation –** Approve

Site: 42 Slonk Hill Road, Shoreham By Sea

Proposal: Conversion and extension to existing garage to form part garage and habitable room

Date of site visit: 5 September 2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site comprises a detached bungalow located on the north side of Slonk Hill Road which is a predominantly residential street comprising of similar bungalows in the immediate vicinity. The bungalows on the north side of the street are sited in an elevated position and with a staggered building line. The bungalow has been extended to the rear with a flat roofed extension and an infill extension to the front. There is a detached garage towards the rear.

Permission is sought for a conversion and extension of the garage to form additional habitable living accommodation. The extension would link the garage to the existing bungalow, increase the depth of the structure to 5.84 metres beyond the rear wall of the existing bungalow (as extended) and would measure 3.75 metres in width overall. The new structure would have a flat roof set at eaves level of the existing bungalow, measuring 2.83 metres in height at the rear and 3.1 metres when measured at its frontage as the ground level slopes down.

Relevant site history
AWDM/1304/15 Front Infill extension. Approved 29.10.2015

AWDM/ 1305/15 Certificate of Lawfulness for a single storey extension to the rear. Approved 29.10.2015

Consultations
West Sussex County Council – Archaeology:

Slonk Hill Road, to the south of and lying parallel to the cutting for the A27 through Mill Hill, is in an area where archaeological remains of prehistoric to Anglo-Saxon date have been frequently discovered in the past. The A27 marks the boundary of the South Downs National Park to the north.

Housing development in the latter part of the 20th century, up to the line of the A27, is likely to have largely damaged or destroyed any underlying archaeological remains although some features and deposits may remain

where landscaping or gardening has not significantly reduced the original land surface.

The proposed extension, which appears to involve demolition of the original garage and rebuilding on its footprint, will have limited impact and can be treated as a de minimis matter.

Recommendation:
No archaeological response required.

Southern Water: requires a formal application for any connection to the public foul sewer and for any sewer found during constructed to be investigated.

Representations
Two representations received from the occupier of No.44 to the west of the application site objecting to the application proposals on the following grounds:

- Objection to a separate habitable dwelling – setting a dangerous precedent
- 3 bedrooms already approved is generous and a 4th would not be in keeping and be an overdevelopment in conjunction with previous development
- Inaccuracies in how the building is portrayed on the plans
- Encroachment over the boundary
- Increase in noise and disturbance/proximity to No.44
- Loss of privacy
- Loss of garage – vehicles would use driveway to park and cause obstruction to side access
- Loss of green space
- Questions need for development

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'
National Planning Policy Framework (CLG 2012)

Planning Assessment

Residential amenity
The main impact arising from the conversion and extension of the garage would be to the occupiers of No.44 to the west. Neighbouring occupiers to the east, whose garden also wraps around the rear (northern) boundary with No.42, would be sufficiently remote from the proposed development, given its scale, to avoid any significant impact. In terms of the additional height and bulk of the extended building, as the neighbouring garden is set at a higher ground level (approximately 1 metre higher than ground levels at the application site) this limits the impact of the extension to the rear of the existing garage and the overall increase in height would be limited to approximately 0.4m which, although this would further enclose the neighbours rear bedroom window, this would not cause any significant harm given the

relationship with the existing building. In terms of its use, the neighbouring occupier is concerned that it would be used as a separate dwelling, and the impact of any associated noise, disturbance and loss of privacy, however it would be connected to the existing dwelling, would not be self-contained and a condition can be attached to limit the use as being ancillary to the main dwelling.

The issue of ownership/boundary encroachment has been addressed by the applicant and notice has been served on the relevant parties.

Visual amenity
The scale of the extension would be relatively small with an area of garden lost to the rear and side of the existing garage footprint. The extension would retain the appearance of a garage to its frontage and the increase in height and depth would not cause any significant harm to visual amenity given its position towards the rear of the site. Overall, design and impact on the character of the area are considered acceptable.

Recommendation

Approve
Subject to Conditions:-

1. Permission relates to approved plans
2. Standard time limit
3. Matching materials
4. No side windows to west elevation
5. Use of living accommodation ancillary to main dwelling

Informative

- 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.

- Southern Water – application for connection to the public sewerage system

- Southern Water – investigation of any sewer found during construction works

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

Case Officer: Rebekah Smith Date: 4 October 2016

Authorised by: Peter Barnett Date: 5 October 2016