Development Control – Delegated Officer Report

Application Number: AWDM/0773/13 Recommendation – APPROVE

Site: 8 Feversham Close Shoreham-By-Sea West Sussex BN43 5HD

Proposal: Conversion of garage to habitable room.

Date of site visit: 7 Aug 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property comprises a semi-detached chalet house located within the north end of a quiet residential cul-de-sac. The property has previously been enlarged by a side extension consisting of an integral garage and a room in the roof (SU/27/92/TP refers). Condition 3 of that permission states:-

"The garage shall be used as a private domestic garage in connection with 8 Feversham Close and for no other purpose and 2 extra car parking spaces shall be provided in the front garden in accordance with the details shown on the submitted plans."

Permission is sought to convert the garage into a habitable room for use as a home office. [The submitted drawings are inaccurate in as much as they do not show a conservatory that has been added to the rear of the garage.]

Consultations:

Adur and Worthing Councils: The EHO recommends a precautionary condition relating to possible contamination.

Representations: No third party representations.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): 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

Principle

The proposed development consists of upgrading of existing housing stock and can be supported in principle. This is acceptable provided that the proposal does not have any adverse impact on the visual amenities of the locality or the residential amenities of the occupiers of the adjacent dwellings.

The site is not specifically identified as contaminated and an informative is considered adequate to inform the applicant of the potential risk.

Visual amenity

The only external alterations consist of replacing the existing garage door opening with a window to match the design and proportions of the existing adjacent window within the front elevation, and patio doors in the east elevation facing onto a side garden. This is acceptable providing the infilling works are carried out using matching materials.

Residential amenity

The adjoining property to the south and east, No.7, is sited at 90º to the application property facing onto the turning head. A detached hipped-roof garage and drive adjoins the boundary with No.8 which is defined by a low post and chain fence. The new front window will overlook the drive of No.7 and the front garden beyond but will not result in any serious loss of amenity for the neighbours. The proposed patio doors in the east side will face onto the side garden of No.8 and will not directly overlook the neighbour.

There would be no impact on the attached property No.9.

There is no objection to a home office use providing it is incidental to the domestic use of the dwelling. This can be controlled by condition.

Parking and highway safety

There is space on the drive for 2 or 3 vehicles which is considered adequate.

Recommendation

APPROVE for the reason:-

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 and without detraction from highway safety. It would consequently not conflict with the 'saved' policies of the Adur District Local Plan (AG1, AH7) or the NPPF.

Subject to Conditions:-

1. Standard 3 year time limit
2. External materials to match
3. Home office use to be incidental to domestic use of property as a single dwelling house
4. Permission relates to approved plans: Site plan, Block plan, and Drawing no: 13/846/01 Date valid 26 June 2013

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.

Informative: Precautionary contamination.

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

Case Officer: Jo Morin Date: 9 Aug 2013

Authorised by: Peter Barnett Date: 9 August 2013