Development Control – Delegated Officer Report

Application Number: AWDM/0507/15 Recommendation – APPROVE

Site: 4 Bridges Bank 63 Old Shoreham Road Shoreham-By-Sea West Sussex

Proposal: Variation of Condition 15 of ADC/0031/07 to allow the conversion of garage to garden room.

Date of site visit: 14.05.2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site relates to a mid terrace, three storey town house built in 2007 forming part of a development of 18 new dwellings at Bridges Bank, Old Shoreham Road, Shoreham. As with the other properties within the terrace the dwelling was built with an integral single garage behind a covered car port. The garage has since been converted into a room currently used for storage only.

(Part retrospective) planning permission is sought for the change of use of the former garage to a garden room and changing the existing single door in the rear elevation to a set of French doors into the rear garden.

Planning permission is required for the proposal as condition 15 of application ADC/0031/07 states that “the garage shall only be used for a private domestic garage for parking vehicles incidental to the use of the property as a dwelling and for no other purpose.”

The site is located within Flood Zone 3 and the application is accompanied by a FRA based on the EA Standing Advice.

Planning History

Permission for conversion of the integral garage to a garden room has previously been permitted at:-

2 Bridges Bank: AWDM/0732/11
6 Bridges Bank: AWDM/0137/12
7 Bridges Bank: AWDM/0746/11
8 Bridges Bank AWDM/0135/12
9 Bridges Bank: AWDM/0845/14.

Consultations: None

Representations: None received.

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

Principle

There is no objection in principle to the conversion of the single garage to a garden room and the installation of a pair of double doors and a single door within the rear of the property. This is however subject to the proposal having no adverse impacts on flooding or to the amenity of the area or neighbouring properties.

Visual amenity

The conversion of the garage into a room has not resulted in any physical change to the appearance of the front of the building and has no impact on the amenity of the street scene or the appearance of the row of houses within the development. The proposed French doors in the rear elevation would sympathetic in terms of design, matching those at first-floor above, and would be similar to other replacement doors which have been installed in conjunction with the garage conversions on neighbouring properties.

Residential amenity

The garage conversion to a garden room does not cause any adverse impact on the occupiers of neighbouring dwellings situated to the east and west of the site.

Accessibility & Parking

The proposal would result in the loss of one car parking space, however the three bedroom dwelling would still have one parking space within the car port and this has been accepted in permitting other similar proposals within this development of townhouses.

Flood risk

The whole of the site lies within a Flood Zone 3, and considerations were made at the time of the original planning permission as to the flood risk associated with the buildings. The dwellings themselves have been built in accordance with the FRA, and consequently flood resilience techniques have been used (for example all existing wiring for the existing garage comes down through the ceiling with sockets above floor level). The change of use of the garage to a garden room and the installation of replacement doors is not anticipated to cause any further flood risk to the property.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 Year Time Limit

2. The development hereby permitted shall be carried out in accordance with the following approved plans:-
   Drawing No: 1344/PL01 Location and Block Plans, Existing and Proposed Floor Plans and Elevations Date received: 15.04.2015

Informative

1. Proactive Statement – No Amendments

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

Case Officer: Jo Morin Date: 27.5.15

Authorised by: PD Date: 27.5.15