Development Management – Delegated Officer Report

Application Number: AWDM/0938/23 Recommendation: APPROVE

Site: 27 Woodards View, Shoreham-by-sea, West Sussex

Proposal: Conversion and Extension of existing side garage to tie into main house to create home office, W/C and summerhouse.

Date of Site Visit: 01/08/2023

Neighbours Checked: Y

Additional neighbour notification: N

Site and Surroundings

The application site is a chalet style bungalow which is part of a pair of properties. To the front there is parking for at least two vehicles with on street parking. The front gardens are largely open with dwarf walls separating the frontages. The chalet bungalows also have garages set back from the frontage.

The properties on each side of the application site the properties have undertaken a number of alterations. The properties are now two storey dwellings with dormers, others are more traditional two storey dwellings. The neighbouring property to the east has had a large two storey extension to the rear.

Proposal

The proposal seeks to infill the gap between the boundary and the garage to the rear. The proposed extension is a flat roof infill at the eaves height. The extension will measure 3.2m in depth and have a width of 3.175m.

Within the flat roof there is proposed to be a sky light. The existing garage will also have alterations to provide two sets of French doors for access.

All other amendments are internal and as such do not form part of the application as they can be completed under section 55 of the Town and Country Planning Act (1990) (As Amended).

Consultations:
WSCC Highways - The Local Highways Authority (LHA) has been consulted on the above application to convert the existing garage at 27Woodards View to a home office W/C and summerhouse.

From inspection of the existing plans, the garage in its current format is sufficient in size to accommodate a single average sized vehicle. The proposal would therefore incur the loss of a single off street parking space. Ample parking exists within the associated driveway however, to offer off street parking sufficient to serve the development. It is not anticipated that the proposed would generate a material number of additional vehicular movements or additional demand for parking over that currently generated.

The LHA will only consider the impact of overspill parking from a safety perspective; matters of amenity would be a matter for the consideration of the Local Planning Authority. While it is possible that on occasion some overspill parking may occur it is not considered that this would be detrimental to highway safety and key locations in the public highway are subject to enforceable parking restrictions.

The Local Highway Authority does not consider that the proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal.

Representations:
None Received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment
There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

Due to the location of the proposed development to the side of the dwelling it will be clearly visible within the street scene. The visual impact on the street scene is considered to be minor with the majority of the works on extension being set back from the frontage. The proposed extension if slightly larger than the existing garage in situ, whilst the materials will not match that of the host dwelling, white render is not considered to be an alien feature with other properties within the locality having similar materials.

The overall scale of development proposed is considered to be acceptable with the extension remaining visually subservient to the host dwelling with materials that match in accordance with Policy 15 of the Adur Local Plan 2017.

Residential Amenity

The proposed works to the application site are not considered to result in any unacceptable impact on the neighbouring properties. The footprint of the existing building is not greatly increased by the proposal. With the side extension running to the site boundary there will be an impact on the neighbouring property (No.29). The main impact will relate to the obscure glazed kitchen window of No. 29 which will have a slightly taller structure blocking its light; however, there is a second window which serves this room on that elevation. Due largely to the proposed development being to the side the impact is negligible in comparison to that of the existing relationship with the detached garage. As such this is not considered to result in a demonstrable impact on the neighbouring property.

The proposal has no windows to the eastern elevation to prevent overlooking between the extension and the neighbouring property. The light to the extension will come from windows to the rear garden of the host.

Parking and Accessibility

There is sufficient space left on the site to accommodate the required demand for parking displaced by the demolition of the garage. There is also some capacity for on street parking for any overflow from the residential dwelling.

Flood Risk

Whilst the proposed development is located within Flood Zones 2 and 3 the submitted Flood Risk Assessment explains that floor levels will be now lower than existing. No sleeping accommodation is shown in the extension.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match those illustrated on the plans
4. Ancillary only

Is recommendation contrary to letter(s) of representation N

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.

Case Officer: Finlay Gardner Date: 4/9/23

Authorised by: Peter Barnett Date: 4 September 2023