Development Management - Delegated Officer Report

Application Number: AWDM/0679/23 Recommendation – APPROVE

Site: 6 Swallows Close, Lancing, BN15 8LS

Proposal: Conversion of garage to habitable room.

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

Swallows Close, Lancing, is a private, unmaintained road, containing 7no. dwellings, and is accessed off Brighton Road, and no. 6 is to the north side of the cul-de-sac, and is a detached two storey dwelling. No. 6 and 5 are of the same design but handed. They both have integral garages, and vehicular access to the garages with a hardsurfaced front amenity area. The garages are set slightly forward of the front elevation and have a flat top hipped roof.

The remaining dwellings within the close are 1 ½ storey, detached. The rear of properties no.'s 445, 447, 449, 449A Brighton Road, directly abut Swallows Close which also gains them vehicular access to the rear garages and parking of their properties.

Proposal:

Permission is sought to:-

- Convert the integral garage into living accommodation; and
- Change the existing garage door to a window to serve the new room.

Relevant History:

L/91/01/TP Demolition of dwelling & erection of 2 three bedroom detached chalet dwellings with integral garages. **Approved 20.06.2001**

Representations: Lancing Parish Council: It was resolved to support this application.

Consultations:

WSCC Highways:
The proposal is for the conversion of existing garage to habitable space. The site is located on Swallows close, a private maintained road – as such, these comments should be considered as advice only.

No alterations are proposed to the existing access arrangement. The LHA does not anticipate that the proposed conversion of the garage to home office would lead to a material intensification of movements to or from the site.

From inspection of the plans, the existing garage to be converted does not meet the minimum internal dimensions for single car garages of 3m x 6m set out in Manual for Streets (MfS). Therefore the LHA does not consider the existing garage as parking provision, as it is likely only large enough for a small car to be parked inside. It is not unreasonable for the LHA to believe it may be being used for other purposes (e.g. storage).

Notwithstanding the above, at least one parking space on the existing driveway is to be retained. Any parking that is displaced from the loss of the garage can be accommodated on-street, and the loss of parking provision is not anticipated to give rise to a highway safety concern or parking capacity issue in this location.

In summary, the LHA does not consider that this 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 NPPF (para 111), and that there are not transport grounds to resist the proposal.

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15, 28
Supplementary Planning Guidance comprising: Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework 2021

Planning Assessment

Principle:

The proposal comprises the conversion of an integral garage of a residential property located within the built up area and can be supported in principle. The relevant issues are the visual effects on the amenities of neighbouring residential occupiers and the character and appearance of the surrounding area.

Visual & Residential Amenity:

A condition on the approval for the dwelling required that the garage shall be used only as a private domestic garage for the parking of vehicles incidental to the use of the properties as a dwelling and for no other purpose. The reason for this condition was to ensure provision of adequate off street parking.

The close is a small private road of detached dwellings and the application site also has a hardsurfaced front amenity area, which allows for the parking of cars. Further the internal size of the garage is too small to afford most modern cars to park within it. Indeed the submitted application form states that the garage is not used for parking the car. Further WSCC Highways raise no objections to the loss of the

garage, and they also acknowledge that the size of the garage is inadequate to allow a car to be parked within it.

As the front drive will allow the parking of a vehicle, the loss of the garage will thereby not result in a reduction of parking for the property.

The replacement of the garage door with a window, will be acceptable, and will be in keeping with the remaining windows of the property, and will not grant any additional overlooking to the rear of no. 449a Brighton Road, than that which currently exists.

Recommendation:

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Materials

Informative:

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 14.07.2023

Authorised by: Peter Barnett Date: 14 July 2023