Expiry: 23/1

Development Management - Delegated Officer Report

Application Number: AWDM/1541/24 Recommendation – Grant

Site: 2 Lavender Hill, Shoreham

Proposal: Extension to garage, including increase in height, in connection with conversion to living accommodation plus new dormer above existing dormer at rear of house.

Date of site visit: 5/2/25

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property comprises a semi-detached chalet house at the top of Lavender Hill on its east side. The property as originally built has a steeply pitched roof with front and rear dormers. There is an attached garage on the south side set back from the front elevation and behind the front door which is in the side wall. A 3.5metre deep single storey rear extension has been added to the house.

The site is not in a conservation and is not a listed building. There is no known flood risk and there are no TPO's on the site. Land slopes up from the south.

Planning permission is sought to convert the garage in order to extend the rear living room. A separate WC/utility area will also be formed whilst retaining a storage area at the front behind timber gates. It involves a 450mm deep front extension giving it a maximum depth of 5.6 metres and an increase in height of 600mm to 2.85 metres.

In addition, a rear dormer is proposed at second floor level above the existing rear dormer. The proposed dormer has been revised to be slightly narrower in width than the one below.

Relevant Planning History

None.

Consultations

Highways:

This proposal is for the extension to garage, including increase in height, in connection with conversion to living accommodation plus new dormer above existing dormer at rear of house. The site is located on Lavender Hill, an unclassified road subject to a speed restriction of 30 mph.

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No alterations are proposed to the existing access arrangement. The proposed development is not anticipated to give rise to a material intensification of use of the existing access point.

A single-bay garage will be lost as part of the proposals. However, it should be noted that the existing garage does not meet the minimum internal specifications for single-bay garages of 3m x 6m as outlined in Manual for Streets. Therefore, the LHA would not consider the existing garage for parking provision, as it is likely too small to accommodate modern sized cars. It is not unreasonable for the LHA to assume the existing garage may be being used for other purposes, such as storage.

As such, no concerns are raised regarding loss of existing parking provision. An existing driveway is to be retained with provision for two cars.

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 National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

Representations

10 neighbours consulted. No comments received.

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2 and 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2024)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The proposal involves upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Residential amenity

The garage sits almost fully behind a garage to the south and otherwise abuts the rear garden boundaries of Nos. 3 and 4 Fennel Walk. These gardens are at least 10 metres in length.

The alterations to the garage will not be harmful to neighbour amenity.

The proposed rear dormer has been reduced in width to be slightly narrower than the dormer below. It will enlarge an existing loft room which currently has two rear rooflights. Increased overlooking is therefore not considered to be

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significant. Front rooflights proposed are 20 metres form the flank of No. 1 Marjoram Place.

Visual amenity

The reduced size rear dormer will sit more comfortably with the one below. There are other such stacked rear dormers nearby, two in Fennel Walk and one at 17 Rosemary Drive. The one at 12 Fennel Walk was built following the issue of a Certificate of Lawfulness. The rear dormer now proposed is also likely to be permitted development.

Two rooflights on the front elevation are also not significant in terms of overall visual amenity.

Highways

The loss of the garage is not considered significant in terms of highway safety. Off street parking still exists.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No south side windows in garage

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer:	MOK	Date: 26/2/25
Authorised by:	Peter Barnett	Date: 26 February 2025