Development Management - Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/1309/14

Site: **10 Saffron Close, Shoreham-By-Sea**

Proposal: **Conversion of existing two-storey extension to two-bedroom dwelling (re-submission of AWDM/0368/14).**

Date of site visit: 10 September

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings:

The application property is a detached two-storey dwelling in a far corner of a residential cul-de-sac, accessed via a pedestrian footway. Its parking is at the rear, accessed via a garage compound.

The building has already been extended in the past by way of a two-storey side extension, and, more recently, weatherboarding has been applied to its exterior.

The proposal is to convert an existing two-storey extension to a two-bedroom dwelling and is a resubmission of the application refused under reference AWDM/0368/14. Amended plans and additional information have been submitted with this application.

Relevant site history

Proposed conversion of existing extension to two bed dwelling refused under reference AWDM/0368/14.

Consultations

West Sussex County Council commented on the previous application:

I refer to your consultation in respect of the above planning application and would provide the following comments.

There are no changes to the existing access arrangements at the site. The proposed car parking is considered sufficient for the location. The site is recognised as having a permitted agricultural use. Cycle parking should be included if not already available within the site. This must be secured and covered.

In considering the change of use the potential vehicle movements from the permitted use is a material consideration. In light of the scale of the permitted and proposed development, it is not considered that traffic generation would significantly vary between the two. It is not considered that this proposal could be resisted on the basis of traffic generation.

If the LPA are minded to approve this application a condition securing cycle parking should be included.

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:

National Planning Policy Framework (CLG 2012)
Planning Practice Guidance (CLG 2014)

Planning Assessment

Principle

The proposal would result in the provision of an additional unit within the defined built-up area and therefore there is no objection in principle to the application.

Visual amenity

There would be no physical change to the appearance of the building. The submitted drawings also indicate no physical change to the appearance of the land viewable from public vantage point.

The estate has an 'open plan' character with front gardens left unenclosed, and this can be preserved by way of a planning condition.

Residential amenity

The existing building is physically removed from its adjacent neighbours and positioned at an angle to the neighbouring building to the south, so adverse overbearing and overshadowing would be avoided.

This also ensures that whilst the nature of overlooking will differ as internal room functions would change, the severity of any resultant overlooking onto neighbours beyond the application site would not be adverse.

In the submission of the previous application, the residential curtilages serving both the new and existing dwelling were shown unsatisfactorily with an angled fence likely to result in overlooking and providing amenity areas out of

keeping with the surrounding area. A more rational sub-division is provided under this application with a rear access to number 10 Saffron Close being maintained. This element of the proposal is now considered acceptable.

The main issue is therefore the amount of living space provided having reference to Local Plan policy. This was incorrectly measured in the submission of the previous application and indicated a significant shortfall in the accommodation provided against the Council's space standards. Following an internal inspection, the correct amounts have been clarified – the total living area being 58 square metres.

This is a relatively significant shortfall against the standard and perhaps ordinarily would be unacceptable. In this instance, though, regard has to be had to the nature of the surrounding area and a number of the surrounding properties in this enclosed estate are of similar size to that proposed here. Indeed, 10 Saffron Close was by far one of the bigger plots in the area because of its end of cul de sac location (hence its ability to accommodate a 2 storey extension which would be converted into the dwelling) and a satisfactory rear amenity area will still be retained again in excess in size of many surrounding properties.

It is considered that there are no grounds to refuse the application, therefore.

Accessibility and parking

The local authority is the decision making authority and has independently assessed parking and access issues related to this proposal.

The acceptability of these elements to the proposal rests on the proposed parking provision and on-street parking circumstance according with the aspirations for sustainable transport in The NPPF, and the local parking standards as modelled on the Parking Demand Calculator tool by West Sussex County Council and allied its SPG.

In reference to the latter, the proposal represents a parking demand shortfall of 1 and .39th of a space.

No 10 and its neighbours are reliant upon a communal surface parking area and a private garage compound, both accessed off from Rosemary Drive.

The new and existing dwellings would benefit from one parking space each. The existing dwelling would continue to use its existing allocated garage, inside the compound. The new dwelling would make use of an existing car-port, accessible from the compound.

The ability to manoeuvre in the compound is difficult. However it is feasible, and can be achieved without risk to highway safety.

The communal surface parking area offers little opportunity for additional parking to accommodate the shortfall in demand. However Rosemary Drive has some capacity to accommodate this.

The private gardens have ample space to provide for bike stores to the desire of future occupiers, so to impose a condition to secure this provision is unnecessary.

Recommendation

APPROVE

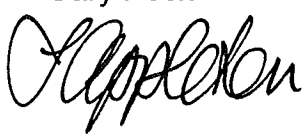
Subject to Conditions:-

1. Standard 3 year time limit
2. Approved plans
3. Agree and implement boundary treatment. Open plan at front
4. Remove 'permitted development' rights for extensions and incidental garden buildings larger than 10 cubic metres
5. Agree refuse storage areas

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.

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

Case Officer: Gary Peck Date: 21 October 2014

Authorised by:  Date: 21/10/14