Development Management - Delegated Officer Report

Application Number: AWDM/0555/22 Recommendation – APPROVE

Site: 150 Old Fort Road, Shoreham-by-Sea, BN43 5HL

Proposal: Proposed garage conversion; construction of a porch; and timber effect composite cladding to part of the west elevation plus the north elevation of the proposed porch.

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:

159 Old Fort Road is a detached bungalow, located on a corner plot fronting the north side of Old Fort Road, and siding onto the east side of Falcon Close. The site has a very limited amenity area, with the main on the section facing Old Fort Road, and is screened from view by hedging. There is an existing vehicular access leading to an integral garage and a hardsurface area fronting Falcon Close which is a car parking area.

Old Fort Road runs parallel with the beach, and the dwellings on the south side of the road, back onto the beach.

The area is known as the Beach Estate, and comprises a mix of dwelling types and sizes.

Proposal:

The application seeks permission to:-

- Convert the existing integral garage to living accommodation with the garage door being replaced by 1no. window;
- Provide a porch on the west elevation to the front of the existing entrance door measuring approx. 2m x 2.4m x 2.4m high;
- Apply white timber effect composite cladding on parts of the west elevation and the north elevation of the new porch

Consultation: WSCC Highways:

The existing garage is substandard and is considered to provide a NIL vehicle parking provision for the site.

The conversion of the garage will result in the loss of potential cycle parking. The LHA recommends the LPA seeks an alternative provision as per WSCC Parking Guidance.
No detrimental changes to the external parking are proposed.

Conclusion

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 LPPF (para. 111), and that there are no transport grounds to resist the proposal.

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
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 upgrading a residential property 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 locality

Visual & Residential Amenity:

The street scene and indeed many properties within the beach estate, have render and or composite cladding on their properties, therefore the use of materials proposed in the application will be in character with the locality.

The existing garage is now not usable as a garage, therefore its conversion to residential accommodation will be appropriate as will the new window which will replace the garage door.

Finally, the porch will be in front of the existing entrance door, and its design will be in keeping with the existing dwelling and the character of the area.

It is not considered that the proposed development will result in any loss of existing residential amenities of neighbouring properties.

Recommendation

APPROVE

Subject to Conditions:-

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

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 15.06.2022

Authorised by: Peter Barnett Date: 15 June 2022