Expires 09.01.08

Development Control – Delegated Officer Report

Application Number: ADC/0540/08 Recommendation - Permit

Site: **Old Scantlings 26 Church Street Shoreham-by-Sea West Sussex**

Proposal: **Extension to and part conversion of garage to form a garden room and wet room**

The Application

The application relates to a Mid-C18 Grade II cottage located on the west side of Church Street, to the SW of St. Mary De Haura church, within the centre of the Conservation Area. The front elevation of the application property is described in detail within the DofE List of Buildings with Special Architectural or Historic Interest.

The house has previously been extended with a single-storey kitchen and utility room. The existing extension is slate roofed with rendered walls and timber casement windows. The property has a detached mono-pitched garage that is sited 1.2m to the west of the existing rear extension. The garage is 4.5m wide, by 6.9m long, by 3.5m in height to the apex of the roof.

The proposal is to extend the existing garage by 1.3m to the east, to abut the west elevation of the existing rear extension, thus connecting the two elements. Access from the main house would be provided through the existing utility room which would be converted to a lobby. The extended east-side section of garage would, with part of the garage interior, be converted to a garden room and wet room. The extended east elevation of the garage would have a set of folding doors for access to the patio garden. Two roof-lights would be inserted into the sloping roof of the garage. The garage would retain space for the parking of a single vehicle.

Consultations and Representations

West Sussex County Council: The Conservation Architect has viewed the plans at pre-application stage and states that the extension and part conversion of the garage to form a garden room and wet room is acceptable.

Adur District Conservation Advisory Group: No objection.

Third Parties: No third party objections.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, CH4, DEV1, DEV5.

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB4, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings.'
PPS 1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies
Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (CH4, DEV1). Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

There is a statutory duty to pay attention to the need to preserve or enhance Conservation Areas. Local Plan policy AB4 also requires design and construction materials be of a high standard.

Visual amenity
The proposed extension would be unseen from the public areas of the Conservation Area, and given the relatively small extent that the extension would project into the garden it is considered that the effect would be minimal.

The character of the surrounding Conservation Area is such that many of the houses in the Town Centre are terraced with small courtyard style gardens, with high walls and, in the case of those in Church Street, back gardens which back onto Middle Street. The proposed extension would result in a reduction in the garden size, however currently the northern boundary has a raised bed next to it which is proposed to be removed. There would be a small net decrease in the size of the garden but not to an extent that would mean that rear garden would be uncharacteristically small for the surrounding area.

The garage has access onto Middle Street, and is seen from the north side of the garage, however it is obscured from view by the adjacent garage at the rear of No.27 and trees at the rear of No.28.

Residential amenity
The proposed extension would have a sloping roof which is at its highest point against the southern boundary, with the roof plane lowering towards the north. The proposals would not restrict the amount of light available to the rear rooms of the property to the north. There would be a separation of 1.5m between the NE corner of the extended garage and the boundary with No.27 to the north, which would be an adequate amount to prevent there being an effect on any outlook. The proposals would not affect the privacy of either of the adjacent houses.

Access
The garage would be reduced in size, however, it is considered that adequate space would be retained for the parking of a single vehicle. Given the limited availability for on-street parking within the area it is considered a condition should retain the parking space as a private domestic garage.

Recommendation

APPROVE for reason that :-

2PC – amended

The proposal would preserve or enhance the character of the Conservation Area and can take place without resulting in unacceptable detriment to the amenities of the neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AB4, AH7) and the West Sussex Structure Plan (LOC1, CH4, DEV1, DEV5)

1. C1Ci
2. Notwithstanding the details on the plan submitted (08268-01 D) no development shall be carried out until a schedule and samples of materials and finishes to be used for the external walls, roof, windows and doors of the proposed extension has been ....etc (AB9 & AB11 of the ADLP and CH5 & DEV1 of the WSSP)
3. C8Fi - amended
   The garage area as indicated on the approved plan (08268-01D) shall be retained and used only as a domestic garage...etc

Case Officer: [illegible] 22.12.08 BB 23/12/08
Date