Development Management - Delegated Officer Report

Application Number: AWDM/0988/21 Recommendation – Approve

Site: 7 Frampton Place, Shoreham-By-Sea

Proposal: Replace an existing first-floor window with full-length French door style windows, form a flat roof and balcony with glass balustrade over garage, replace garage door with bi-fold doors to create a habitable room. Change the existing internal garage to be used as a living room, replacing the existing wooden garage door with glass bi-fold doors.

Date of site visit: Viewed on Google Maps

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached dwelling in a cul-de-sac. It is proposed to convert the integral garage into a living room, replacing the garage door with bifold doors, and removing the monopitched roof over the garage to create a small roof terrace with new French doors replacing the existing window.

Relevant Planning History

No. 6 - ADC/0261/07 - Conversion of garage to writing room - approved

No. 5 - SU/103/01/TP/19171 - Conversion Of Double Garage To Games Room (Amendment To Su/90/00) - approved

Consultations

None

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

The main planning considerations with this application are whether the removal of the garage will result in inadequate onsite parking and the visual impact of the proposed front roof terrace on the character of the area.

The property sits in a quiet cul-de-sac of similar houses, most of whom feature integral garages. It is noted that permission was granted under SU/103/01TP to convert the twin garage of the neighbouring property, No.5, into a games room. The justification was that the front hardstanding to be retained provided acceptable and adequate parking for two vehicles on site.

A hardstanding for 2 cars would be retained here as well and it is considered that this would be sufficient to not cause congestion or amenity impacts locally. The visual impact of the loss of garage door and replacement with bifold doors would not be significant. The dwelling is at the end of the cul de sac and sits in line with Nos 5 and 6 which have both removed their garage doors.

The proposed roof terrace would be a new feature. While unusual in the street scene, it is not considered that it would cause adverse visual harm. The dwelling is detached from its neighbour in the cul-de-sac and sufficient distance exists to prevent an adverse impact from the terrace through overlooking. The terrace is small and is therefore unlikely to be used for large gatherings which could cause noise. It is almost 25m from the rear of 430 Upper Shoreham Road, in excess of the 22m recommended distance to avoid overlooking as set out in the Council's DM Standards and will not cause any significantly worse overlooking than that which already exists from first floor windows at the property.

On balance, it is considered that it is acceptable.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer:	Peter Barnett	Date: 1 October 2021
Authorised by:	Gary Peck	Date: 4 October 2021