Development Management – Delegated Officer Report

Application Number: AWDM/1572/22 Recommendation – APPROVE

Site: 32 Kings Walk, Shoreham-by-Sea, BN43 5LG

Proposal: Replacement of garage with art studio for personal use.

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, Surroundings and Proposal

The application site is located on the north side of Kings Walk and directly faces the beach. It is a two storey detached dwelling and the property has an existing rear extension and a detached garage/car port located on the side boundary with no. 33 Kings Walk. A driveway runs to the side of the house to the former garage (which is now fenced off from the front).

The street scene is characterised by predominantly detached dwellings of various sizes and designs, many of which have been extended in some form.

The Proposal:

The application seeks permission to the conversion of the former residential garage into an art studio for personal use.

The conversion will also include the change from a flat roof with false pitch, to a low pitched asymmetrical roof and new windows to the front elevation (south), and west elevation, plus a rooflight in the north roofslope.

The materials for the walls will be rendered on the north elevation; partial render on west and south elevations; partial cladding on south and west elevations.

Consultations:

<u>WSCC Highways:</u>

The proposal will result in the loss of a garage. However, the site does benefit from an existing driveway with provision for 2-3 parking cars. The LHA does not anticipate that the garage loss would result in a highway safety concern or parking capacity issue. There will be no unacceptable impact onto highway safety or result in severe cumulative impacts on the operation of the highway network, therefore it is not contrary to the NPPF (para 111), and there are no transport grounds to resist the proposal.

Representations: Letter from 16 Havenside

- No reference to the on-site Pine/Conifer tree on forms;
- The tree is diseased;
- Tree could fall onto new development or onto neighbouring land

Relevant Planning Policies

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

Relevant Planning History:

SU/222/83 Garage and car port at rear. **Approved 14.03.1984**

Planning Assessment

There is no objection in principle to the proposal which is within an existing residential area. The key considerations are the effects on the residential and visual amenities of the locality and how the proposal affects the character and appearance of the area.

Residential and Visual Amenity

The garage/car port has clearly ceased to be a garage some while ago and it is closed to the street by the provision of a fence across the end of the drive.

The use of the former garage to a use for the occupants of the dwelling will be acceptable, and an artist studio for personal use would be a satisfactory use of the existing structure.

The change from a garage door to a window, and the change to windows on the west elevation will be acceptable.

The neighbour's comments regarding the tree are not material to the consideration of this application.

The cladding referred to within the application, is stated to be cedar cladding within the agents letter dated 15.12.2022

Recommendation

APPROVE

1. Approved plans
2. Standard time limit
3. Materials
4. Ancillary use only

Informative

1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 15.12.2022

Authorised by: Peter Barnett Date: 15 December 2022