Development Control – Delegated Officer Report

Application Number: AWDM/1378/20 Recommendation APPROVE

Site: 9 The Broadway, Manor Hall Road, Southwick, BN42 4ND

Proposal: Proposed extension to link existing detached garage to dwelling and associated alterations. (Garage converted under permitted development).

Date of site visit: Assessment has been assisted using the Applicants plan and photos; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a two storey end of terrace dwelling with tile hanging to the upper section of the dwelling, and facing brick on the ground floor. The property fronts (south) onto Manor Hall Road, although the terrace itself which comprises 9no. dwellings, is set back from the road frontage and this layby section is named The Broadway. The road to the side (east) is named Milton Drive and is horseshoe shaped running to the north and along (east/west) and down to the south to rejoin Milton Drive.

The middle 5no. properties within the terrace are in commercial use, although no. 3 has planning permission to use as dwelling.

No. 35 Milton Drive is a two storey semi-detached dwelling, with its front elevation set back from the front elevation of the existing garage relating to no. 9. Milton Drive continues on to be bungalows.

No. 9 has its front door to the east side of the dwelling, thereby fronting onto Milton Drive. It also has an existing double garage which is positioned some 1m to the rear/side of no. 9 and abuts no. 35 Milton Drive. It has a very shallow rear garden of approx. 1.5m wide x 5,5m long which runs behind the garage. A further strip of amenity land runs between the garage and the dwelling which measures some 1.3m deep x 6.5m long. It is this strip of land on which the development, the subject of this application, is proposed.

The site is not within a Conservation Area and the property is not a Listed Building

Proposal

The application seeks permission to construct a link between the existing dwelling and garage in order to access the garage. The garage will be converted to living accommodation under permitted development, and therefore does not form part of this application for consideration.

Relevant Planning History:

SW/5114/63 House and garage **Approved 11.04.1963**

Consultations:

WSCC Highways

This application is for a proposed extension to link the existing detached garage to the dwelling. The garage is to be converted under permitted development. The existing garage and vehicular access is located on Milton Drive, an un-classified road subject to a speed limit of 30mph.

The LHA would not raise any highway safety concerns to the proposal to link the garage and dwelling. The LHA is of the understanding that the proposed link to the garage would enable the existing garage to be converted to habitable accommodation via permitted development. The garage currently provides parking for one vehicle which would become displaced by a future conversion. The LHA anticipates that any displaced parking could be accommodated on street in this location and would not cause a highway safety concern. The LPA may wish to consider the potential amenity implications of any additional on-street parking as result of this proposal.

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 National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

Representations: 2no. letters of representation: 35 Milton Drive & 8 The Broadway, Manor Hall Road.

- The garage is not detached as it is directly abuts the south wall of my property
- I can hear all the noise within my property emanating from the garage
- I would have preferred that the garage was separated from my building in order to correct the anomaly of the build when constructed, but am advised that the owner intends to use sound insulation which will negate any noise encroachment
- I therefore have no objections to the proposal
- As long as there is no additional height to the roof of the existing garage, I have no objection.
- If height is to be added, I do object, as this will block the light from the back of my house and the garden

Relevant Planning Policies

Adur Local Plan policies: 1, 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
National Planning Policy Framework (2019)

National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed development to provide a link between the house and the garage.

The key concerns would be the effect on the character of the area and existing residential amenities of neighbouring properties.

Visual & Residential Amenity

The proposal seeks to provide a brick built link between the converted garage and the dwelling. There will be a brick elevational wall to the front and to the rear, together with a mono-pitch roof linking onto the back elevation of no. 9. The roof itself will be a glazed structure. Windows will be put into these front and rear walls.

Internal works will consist of removing the side wall of the house and the garage in order to create a large linked living area of accommodation, which will not require planning permission.

Other works undertaken to the former garage such as a rooflight; removal of the garage door and its replacement with 2no. windows to the front (east) elevation; French doors to the rear (west) elevation; and updating the roof with a warm roof, are being undertaken by permitted development and therefore are not being considered here.

The garage is large but it is an existing building that has been there for many years. The only consideration before us is just the physical link between the former garage and the house, and it is not considered that the link, which measures less than 1.5m in width, will have a material effect on the visual or residential amenities of the neighbouring properties or the character of the street in general.

Recommendation

APPROVE subject to the following condition(s)

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

Informative

1. Approved without amendment

Is recommendation contrary to letter(s) of representation N

Case Officer: Eve Hearsey Date: 16.10.2020

Authorised by: Peter Barnett Date: 16 October 2020