Development Management – Delegated Officer Report

Application Number: AWDM/0590/25 Recommendation: APPROVE

Site: 8 Bridges Bank, 63 Old Shoreham Road, Shoreham-By-Sea, West Sussex

Proposal: Garden room/office and part carport to be converted into a home gym and shower/utility room

Date of Site Visit: 24th June 2025

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a mid terraced, three storey town house built in 2007 forming part of a new development of 18 dwellings at Bridges Bank. As with the other properties in the terrace, the house was originally built with an integral, single garage behind a covered carport. In 2012 under AWDM/0135/12 permission was granted to convert part of the garage into a garden room.

Condition 15 of the original planning permission ADC/0031/07 states: - “The garage building shall be used only as a private domestic garage for parking vehicles incidental to the use of the property as a dwelling and for no other purpose.”

Consent has also been granted for the conversion of garages to garden rooms at: -

2 Bridges Bank - AWDM/0732/11
4 Bridges Bank - AWDM/0507/15
6 Bridges Bank - AWDM/0137/12
7 Bridges Bank - AWDM/0746/11
8 Bridges Bank - AWDM/0135/12
9 Bridges Bank - AWDM/0845/14

The current plans show the front car port as originally built with a garage store and office to the rear (previous garden room.) The application seeks consent to change this space to a garage store at the front (with garage door) and utility/shower room and gym behind, with the existing utility room shown as an office.

Consultations:

WSP Drainage Consultants: - No objection on surface water grounds. We would recommend the approval of the application.

West Sussex County Council: The Highways Authority: -

> This application seeks the conversion of garden room/office and part carport to home gym and shower/utility room. The site is located on Bridges Bank, a privately maintained road – as such these comments should be considered as advice only.
>
> The proposals will result in the loss of an existing carport. As such, this may result in the displacement of one car needing to be parked on-street. The LHA does not anticipate that this would give rise to a highway safety concern or parking capacity issue in this location, but the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view. Cycle parking provision is to be retained as part of the proposed conversion.
>
> In summary, 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 116), and that there are no transport grounds to resist the proposal.

Representations: - 1 letter of support received from owner/occupier of no. 9 Bridges Bank.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 28, 36
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2024)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The loss of the car port will result in the garage door being moved forward. This is the case with many of the properties in Bridges Bank. This development would therefore not be out of keeping in this case.

Highways

The carport area will be removed which will result in the loss of an available parking space. However the provision is very limited with narrow space to only accommodate a small car. This is space that is therefore not practical to be used for parking. There

is available parking within the site and parking restrictions on adjacent highways to ensure that any on street parking will not be detrimental to highway safely.

West Sussex County Council Highways has stated that the LHA does not anticipate that the development would give rise to a highway safety concern or parking capacity issue in this location. Cycle parking provision will be retained as part of the conversion.

Residential amenity

The changes proposed will not result in any impact upon the residential amenities of the adjacent occupiers in terms of light, privacy or overbearing impact.

Flood Risk

The site is within Flood Zone 3 and at the time of construction consideration was given to the flood risk associated with the development. The ground floor space was originally space for habitable use with no sleeping accommodation; this will remain the case. The spaces provided are not a use of greater vulnerability than those which currently exist in terms of flooding.

WSP has no objection to the proposed development.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. The proposed garage door shall match in design and finish those within the existing development.

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: Hannah Barker Date: 30th June 2025

Authorised by: Peter Barnett Date: 30 June 2025