Development Management - Delegated Officer Report

Application Number: AWDM/0745/19 Recommendation – Approve

Site: 51 Longshore Drive, Shoreham-by-Sea

Proposal: Conversion of garage to part storage and part habitable space with associated alteration to rear elevation.

Date of site visit: Visited previously

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached house within the recent redevelopment of the former Southlands Hospital site. It has an integral garage on its east side which it is proposed to divide internally to enable the rear part to be incorporated into a larger kitchen/dining room, with a new window installed to replace an existing rear door. The front part is to be used for storage with no change to the external appearance.

Such development is restricted by Condition 21 of the planning consent for the development (AWDM/1340/14) which removes permitted development rights for future extensions and alterations. Condition 9 also requires parking areas to remain in use for that purpose only.

Relevant Planning History

AWDM/1340/14 – Outline application (including details of access) for the demolition of all existing redundant buildings and structures (including Harness Block) and the erection of up to 106 dwellings with associated landscaping and amenity space, car parking and formation of new vehicular access to Upper Shoreham Road.

AWDM/1200/15 - Application of Reserved Matters for approval of appearance, landscaping, layout and scale pursuant to outline planning permission AWDM/1340/14 which provides for the demolition of all existing redundant buildings and structure (including harness block) and the erection of up to 106 dwellings with associated landscaping and amenity space, car parking and formation of new vehicular access to Upper Shoreham Road.

AWDM/0088/19 - Conversion of existing integral garage to bedroom and study (No. 49 Longshore Drive) – approved

Consultations

West Sussex County Council: The **Highways** Officer has no objection. Comments that the proposal will result in the loss of a single car garage, but two parking spaces on the existing driveway were demonstrated in the car parking layout plan.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 28
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2018)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers, the effect on the character and appearance of the dwelling and its surroundings and whether there would be any impact on parking and highway safety within the estate.

Visual amenity

There will no change to the front of the garage and consequently no visual impact on the street scene overall.

Residential amenity

The alterations will not harm the residential amenities of neighbouring occupiers.

Parking and Access

The proposal will result in the loss of the garage for the parking of a car although storage space will remain for bicycles within the reduced garage.

There is sufficient space on the site frontage for at least one vehicle to park. Overspill parking could be accommodated on street, although it is a narrow road and too much on street parking is likely to result in congestion. However, it appears that the existing garage is not currently being used for parking and there will not therefore be any material change in the way cars are parked at the property.

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: 4 July 2019

Authorised by: Gary Peck Date: 4 July 2019