Development Control – Delegated Officer Report

Application Number: AWDM/1269/13 Recommendation – APPROVE

Site: 95 Gordon Road, Shoreham by Sea

Proposal: Removal of condition 4 of SU/11/92 to convert garage into a habitable room.

Date of site visit: 6th November 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property comprises a semi-detached dwelling within a predominantly residential area. There are warehouse/industrial uses in the vicinity. No. 95 Gordon Avenue is located on the corner of Gordon Avenue and Gordon Road and has a garage attached to the side (west) with a catslide roof. There is a garage door to the front, a door at the rear and a window at the side. The garden wraps around the side of the property.

The area in front of the garage is laid to hard-standing and there is a vehicular crossover to Gordon Road.

No.101 Gordon Road has recently erected a single storey side extension.

In 1992, under permission SU/11/92/TP, the garage was permitted. Condition 4 states:

"The building shall be used as a private domestic garage in connection with 95 Gordon Road, Shoreham by Sea and for no other purposes'.

Permission is sought to convert the garage into a habitable room. The applicant has confirmed that no external changes will take place and that the room is to be used as a granny annexe or 'another room'.

Consultations:

None.

Representations: The occupant of No126 (on the opposite side of Gordon Road to the south west of the application property) has raised concerns regarding parking. States that No.95 have at least 3 vehicles which they park on road or on the Green. Wants pillars erected around the Green to stop people parking there.

The above representation appears to be concerned with general parking problems, which will not necessarily be exacerbated by the proposal.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposed development consists of upgrading of existing housing stock and can be supported in principle. This is acceptable provided that the proposal does not have any adverse impact on the visual amenities of the locality or the residential amenities of the occupiers of the adjacent dwellings.

Visual amenity

No external changes are proposed.

Residential amenity

It is unlikely that the use of the garage as a habitable room will result in increased comings and goings, based on the fact that it would be used an additional living accommodation for existing members of the household, or a relative. There are no external changes proposed and the existing window at the side does not face directly on to any properties at a close distance.

There is no objection to use of the garage as a habitable room, provided it does not result in a separate unit and is incidental to the domestic use of the dwelling. This can be controlled by condition.

Parking and highway safety

There is space on the drive for 2 vehicles which is considered adequate, the loss of the garage (which may or my not be currently used to house vehicles) is acceptable.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the 'saved' policies of the Adur District Local Plan (AG1, AH7) or the NPPF.

Subject to Conditions:-

1. Standard 3 year time limit

2. The development relates to the plan received on 17th February 1992 and approved under planning permission SU/11/92/TP.
3. The materials and finishes used for the external walls and roof of the development are those approved under planning permission SU/11/92/TP.
4. Use as living accommodation to be incidental to domestic use of property as a single dwelling house

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.

Informative: The applicant is advised that the above permission is approved on the basis of use of the building with no external alterations to the plans as approved under SU/11/92/TP.

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

Case Officer: Jo Sanderson Date: 6th December 2013

Authorised by: Jo Morin Date: 9 Dec 2013