# Development Control – Delegated Officer Report

**Application Number: AWDM/1397/18 Recommendation – APPROVE**

**Site: 18 Buckingham Avenue, Shoreham-by-Sea, BN43 5GL**

**Proposal: Conversion of existing detached garage and store on north elevation to bedroom with ensuite including extension to replace existing walkway to link it to dwelling and raising of flat roof.**

**Date of site visit:** 26.10.2018

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Site, Surroundings and Proposal:**

The site is located on the east side of Buckingham Avenue and is a semi-detached 2½ storey residential dwelling with a semi-circular two storey bay window and a large window over the stairs. There is a garage positioned between the house and onto the boundary with the property to the north, no. 20 Buckingham Avenue. The garage is on raised land from the dwelling. The garage is extended at the rear and used as a store and utility room. The gap between the house and the garage has been enclosed with a mono pitch roof and a door on either end. To the rear of the property is a small single storey extension to house the boiler, and the side garage protrudes past this extension into the rear.

No. 20 has double gates positioned slightly behind the garage of no. 18 and has a garage onto the shared boundary with no. 18, which abuts the back end of no. 18's side garage

The locality comprises predominantly semi-detached dwellings.

The proposal relates to the conversion of part of the garage, together with the store and utility room, into a bedroom with an en-suite bathroom; and to extend through into the covered space between the garage and the dwelling to widen the bedroom. Steps down to a door into the main house will connect the bedroom to the dwelling. In order to insulate and strengthen the new bedroom, an inner skin will be constructed. The existing window at the rear will be bricked up and a smaller window put in.

A new flat roof will be constructed over the new bedroom and a glazed roof lantern put into the roof. The resultant new flat roof will be approx. 300mm higher than the existing flat roof and the roof will not be higher than the existing front parapet.

The front 3.5m of the garage will remain as a garage (although it will be too small to accommodate a car). The pedestrian door at the front will be bricked up as too will be the side window to the wc.

The flat roof will incorporate a slight fall to the applicant's side and on that side will be a box gutter. This gulley will run to the rear of the applicant's property and to a down pipe within the curtilage of No 18.

**Relevant Planning History:** None

**Representations:** Letter from 20 Buckingham Avenue:

- If the roof is going to be raised by 30cm it will not be possible without disturbing the guttering on my garage, please advise how this problem can be addressed
- I believe the current structure is approx. 5 – 6cm over the property boundary
- Please confirm the height the new flat roof will be raised by and also that the structure will not be demolished
- Can you assure me that the removal of the roof containing asbestos material has to be undertaken by a specialist contractor
- It has verbally been acknowledged by Gentleman next door that it will not be possible to put their own guttering on the structure in accordance with the plans. It appears therefore that the current planning application is not viable.

**Relevant Planning Policies**
Adur Local Plan 2017: Policy 15
SPD Development Management Standard No. 2 – Extensions and Alterations to Dwellings
National Planning Policy Framework (CLG 2018)
National Planning Practice Guidance 2018

**Planning Assessment**

Development is acceptable in principle subject to the residential and visual amenities of the area.

***Visual Amenity***

Other than the increase in height of some 300mm of the flat roof, there will be no material change in the physical structure of the garage, store and utility room. The remaining works proposed will be purely to provide an internal skin to the existing external walls.

The raising of the roof will mean that the height of the elevational walls will equally need to be raised, and this increase in the height of the wall by approx. 300mm is not considered to materially affect the visual amenities of the neighbouring property no. 20 or the character of the area in general.

The neighbours have raised concerns about the existing structure coming over the property boundary, but this is an historic situation unaffected by the current planning application. The neighbours have also raised concern regarding guttering, and again, if guttering has been existing on the side wall next to no. 20, that too would be an historic situation. However, notwithstanding this, the section on the submitted plans shows that the flat roof will be falling away from the boundary so no guttering will be required on the boundary with no. 20. The flat roof is going to fall into a flat roof continuous gulley formed in the flat roof. This gulley will run to the rear of the property and to a down pipe within the curtilage of No 18.

The use of the existing structure for a bedroom will also not have any material effect onto the neighbouring property no. 20.

***Residential Amenity***

Other than the increase in height of the existing structure, the other changes that will occur will be the removal of the mono pitch roof of the walkway between the garage and the dwelling; the removal of the door to the front of the walkway and its bricking up; the change of door type on the rear elevation of the former walkway and the removal of the rear window together with its bricking up and replacement with a smaller window.

None of these changes are considered to affect the surrounding neighbours in any material matter.

**Recommendation**

**APPROVE** subject to Conditions:-

1. Approved plans
2. Standard time limit
3. No windows in side elevation facing no. 20

**Informative**

1. Approved without revisions

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

Case Officer: Eve Hearsey Date: 19.12.2018

Authorised by: Peter Barnett Date: 20 December 2018