Development Management - Delegated Officer Report

Application Number: AWDM/1187/21 Recommendation – APPROVE

Site: 5 Bridges Bank, 63 Old Shoreham Road, Shoreham-By-Sea

Proposal: Existing garage to be converted into a garden room with new glazed doors to rear and garage door to front of carport.

Date of site visit: No site visit use of Google Maps

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site relates to a mid terrace, three storey town house built in 2007 forming part of a development of 18 new dwellings at Bridges Bank, Old Shoreham Road, Shoreham. As with the other properties within the terrace the dwelling was built with an integral single garage behind a covered carport. Consent is sought here to convert the garage set back to the rear to a garden room to include the existing utility room space. Then to replace the windows to the rear with glazed doors. Also proposed is to enclose the front carport with a garage door. The internal wall between the existing garage and carport is to be moved forward to reduce the depth of the carport (new garage) slightly.

Planning permission is required for the proposal as condition 15 of application ADC/0031/07 states that “the garage shall only be used for a private domestic garage for parking vehicles incidental to the use of the property as a dwelling and for no other purpose.”

The site is located within Flood Zone 3 and the application is accompanied by a FRA based on the EA Standing Advice.

Planning History

Permission for conversion of the integral garage to a garden room has been permitted 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

West Sussex County Council: The **Highways Authority** have no objection to the proposal. 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 111) and that there are no transport grounds to resist the proposal.

Both the proposed and existing garages are below the minimum dimensions to be counted towards the parking provision of the site. No cycle parking is anticipated to be lost.

Environment Agency: - Standing Advice is given.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (February 2019)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

There is no objection in principle to the conversion of the single garage to a garden room and the installation of rear glazed doors and a front garage door. This is however subject to the proposal having no adverse impacts on flooding or to the amenity of the area or neighbouring properties.

Visual amenity

The change to the garage to a garden room and proposed garage door will alter the appearance of the front of the building replacing the open carport with a solid door. However this change will not be significant, despite being a change to the uniform development with open carports. The rear doors would have no adverse impact and would not be visible within the street scene.

Residential amenity

The changes to the garden room and garage would not give rise to any adverse impact to adjacent neighbouring properties either side of the site there is a carport on one side and the existing property screens the development from the dwelling on the other side.

Accessibility and Parking

The proposal would result in the loss of one car parking space, however the three bedroom dwelling would still have one parking space within the proposed garage

and this has been accepted in permitting other similar proposals within this development of townhouses. It should be noted however that the Highway Authority consider both the existing and proposed garaging/car port to be below the minimum dimensions for a parking space therefore in terms of parking there is no change to the existing parking situation on site. Cycle parking can be provided in the garage.

Flood Risk

The whole of the site lies within a Flood Zone 3, and considerations were made at the time of the original planning permission as to the flood risk associated with the buildings. The dwellings themselves have been built in accordance with the FRA, and consequently flood resilience techniques have been used (for example all existing wiring for the existing garage comes down through the ceiling with sockets above floor level). The change of use of the garage to a garden room and the installation of replacement doors and front garage door is not anticipated to cause any further flood risk to the property. The Environment Agency standing advice has been given in this case and no further comments have been made.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Details of garage door design to be approved

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: 20th September 2021

Authorised by: Peter Barnett Date: 21st September 2021