# Development Control – Delegated Officer Report

**Application Number: AWDM/1179/19 Recommendation – APPROVE**

**Site: Old Shoreham Farm House, The Street, Shoreham-by-Sea, BN43 5NJ**

**Proposal: Conversion of existing open-sided garage into enclosed garden room/studio with 3no. conservation rooflights to east roofslope.**

**Date of site visit:** 27.06.2019

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Site and Surroundings**

The application property is a grade II listed building within the Old Shoreham Conservation Area.

The Old Shoreham Farm House is on a corner site between The Street to the west and St. Nicolas Lane to the south. An open sided car barn is positioned on the east boundary with the neighbouring property 'Anvils'

The dwelling has an 'M' shaped roof with the valley running north south. The front elevation with front door faces onto The Street. The property has been extended to the rear (east) with single storey extensions which in turn are next to a walled garden. The main garden is positioned on the south of the site, and abuts a walled boundary to The Street and St. Nicolas Lane. This garden has a well treed buffer at the boundaries.

The open sided car barn, is positioned away from the main house, and has its drive and vehicular access onto St. Nicolas Lane.

The dwelling and neighbouring properties are flint faced and have brick quoins; brick chimneys; clay roofs; and timber vertically sliding windows. Other newer properties are brick faced and have lower pitched tiled roofs.

**Proposal**

The proposal seeks permission to convert the open-sided garage to a garden room/studio, and to close off the open side of the garage with a continuous wall of French doors which fold in the same manner as bi-fold doors.

The application will also include changing a window to a glazed French door; and to install 2no. rooflights within the main house together with the installation of 3no. rooflights within the converted garden room/studio.

**Consultations:**

**Adur District Conservation Advisory Group:** No Objection

**Representations:** None received

**Relevant Planning Policies**

Adur Local Plan: Policies15, 17
DM Standard No.2 SPG - Extensions and alterations to dwellings
National Planning Policy Framework (2019)
National Planning Practice Guidance

**Planning Assessment**
The proposal is acceptable in principle, subject to its effect on the visual and residential amenity of the neighbouring properties together with the character and appearance of the Conservation Area and the character and setting of the Listed Building.

***Visual Amenity***

The dwelling is on a corner plot adjacent to both The Street and St. Nicolas Lane. It is on a large site with the main garden on the corner and has high brick walls around it. A further walled garden is to the rear of the main house. There are many trees and shrubs onto the corner boundaries of the property which provide a high degree of screening.

The proposal seeks to convert the existing detached garage to a garden room/study, and the garage is located to the rear of the garden (east) close to the front side boundary with the neighbouring property 'Anvils'. The drive and access to the garage is from St. Nicolas Lane.

As stated above, the gardens of the property are large, and they are abundantly planted with many types of plants which are utilized within floristry items such as sprays etc. which the owner can use within her business. The owner says she would like to use the new garden room to occasionally have small floristry classes for the making of posies etc., and perhaps Christmas wreath making etc.

It is considered that this would be appropriate, and a condition limiting the use of the garden room/study as incidental to the main dwelling would be appropriate.

Other works proposed for the existing open-sided garage is its enclosure by the use of a series of glazed doors of the design that reflects the existing windows of the main house. The doors will be French doors in design and would open as per bi-folding doors, maintaining the open-sided nature of the building that currently exists. 3no. rooflights will be installed within the east roofslope to bring more light into the building.

Further, the existing timber garage doors will be sealed to become the outside wall, and part of the doors will become a pedestrian access. Thereby, other than the rooflights, from outside of the site the building will have no real changes to it. Thus the alterations will not materially affect the character or appearance of the Conservation Area.

Turning to the main house, the alterations that are proposed are to change the window on the south elevation to a pair of glazed French doors and to install 2no. windows within the south facing roofslope. These do not require planning permission, but do require Listed Building Consent, to which an application has been received.

***Residential Amenity***.

The use of the open-sided garage for a garden room/study is an acceptable use of the building as it will still remain residential and will not be a commercial use. The owner does intend to have occasional small tutorial classes within the building to teach floristry matters such as wreath making and bouquet making, but this will be seasonal and intermittent and will not be the principle use.

It is considered that the conversion, together with the occasional class will not result in a material loss of residential amenity to the neighbouring property 'Anvil'.

**Recommendation**

**APPROVE**

1. Standard time limit
2. Approved plans
3. Use is incidental to the dwellinghouse
4. Conservation rooflights

***Informative***

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 10.10.2019

Authorised by: Peter Barnett Date: 10 October 2019