Development Management - Delegated Officer Report

Application Number: AWDM/1787/16 Recommendation – Approve

Site: 132C Brighton Road, Lancing

Proposal: Change of use of integral garage to office/gym/secure storage area (non-habitable) with associated alterations to front elevation.

Date of site visit: 6 December 2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a three storey building on the south side of Brighton Road. The ground floor consists of an integral garage and utility with undercroft parking in front. The application is seeking permission to convert the garage into a non-habitable room (office/gym/store), replacing the garage door with a brick wall containing one window.

Relevant site history

L/34/05 – Demolition of existing dwelling and erection of 3 houses – approved with conditions requiring parking spaces to remain for the purpose of parking of vehicles; preventing habitable rooms from being below 4.7m AOD and preventing future alterations to the building.

Consultations

West Sussex County Council: The **Highway** Officer has no objection. The proposal is for change of use of garage to office/gym/storage associated with existing dwelling. This will result in loss of one car parking space within the garage. There is sufficient space for two off street car parking spaces on the hardstanding fronting the property, as existing.

There are dedicated parking bays on street and parking restrictions in locations where on street parking would be deemed detrimental to highway safety. The Local Highway Authority (LHA) therefore does not anticipate a highway safety concern with reduction in one parking space at the site.

Environment Agency: Not received

Lancing Parish Council: Not received

Representations

None received

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising:
Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
Submission Adur Local Plan (2016) Policy 15
National Planning Policy Framework (March 2012)

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 and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The proposal will replace a garage door with bricked up walls and a window. While it will not match the other two properties in the building, it is not considered that it will cause any visual harm. The front wall will be set back from the road within an undercroft and will not be prominent in the street scene.

Residential amenity

The proposed internal change of use of the room will not cause harm to neighbouring residential amenity.

Parking and access

There is no highway objection to the loss of the garage as sufficient space exists on the hardstanding in front of the property, as well as on street, to cater for any parking demands generated by this property.

Flood Risk

The site lies in Zone 3a. This is the highest category of flood risk and its location means residential habitable space should not be provided on the ground floor. This proposal seeks to use the garage for only storage or as an office/gym rather than as habitable accommodation. Consequently, human health would not be put at greater risk by this proposal.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

4. Room to be used as office/gym/secure storage area only and shall not be used as habitable accommodation (i.e. bedroom or living room).

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: 13 January 2017

Authorised by: Gary Peck Date: 13 January 2017