Development Management – Delegated Officer Report

Application Number: AWDM/1916/22 Recommendation: APPROVE

Site: 5 Joseph Walk, Shoreham-By-Sea, West Sussex

Proposal: Alterations to change part of garage to garden room

Date of Site Visit: No visit, use of photos from the applicant

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application property is a mid terrace three storey property with an integral garage at ground floor. The site falls outside a flood risk zone. The retention of the garage is restricted by condition to ensure adequate parking provision for future occupiers hence the planning application. The site is within a residential locality on Shoreham Beach.

ADC/0326/10 Erection of 20 dwellings (7 x 2-bedroom, 10 x 3-bedroom and 3 x 4-bedroom) of 2.5 and 3 storeys in place of offices and workshops approved under application references SU/56/03 and ADC/0255/07 Approved Conditionally 04.05.2011

Consent is sought to alter the ground floor of the property to reduce the depth of the garage and provide a utility, study and garden room also at ground floor. The Highways Authority advised that the original plans did not meet the requirements for a standard garage space therefore amended plans were sought to show this. The plan as amended shows the parking space as required at 6 metres in depth.

Consultations:

West Sussex County Council: The Highways Authority

The proposed alterations will reduce the depth of the existing garage to 4.8m. It should be noted that this means the garage will fall short of the minimum depth for single-bay garages of 6m, as per Manual for Streets (MfS) guidance. Therefore, the LHA can no longer consider the garage for vehicular/cycle parking as it may be too small to accommodate a modern sized car. The LHA advises the applicant to ensure a depth of at least 6m is maintained for the existing garage. Vehicular parking that may result from the loss of a parking space would have to be accommodated on-street. Whilst on-street parking is limited in the area, there are comprehensive

parking restrictions in place on nearby roads prohibiting vehicles from parking in places that would be a detriment to highway safety. The LHA does not anticipate that the loss of parking provision would result in a detrimental highway safety impact nor give rise to a parking capacity issue in this location. However, the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view. In summary, 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. However, as mentioned above, the LHA advises that the altered garage may be too small to accommodate a modern sized car, and a depth of 6m is recommended.

Adur and Worthing Councils:

Private Sector Housing :-No comments

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 28
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area and highway matters.

Visual amenity

There are no changes to the front elevation of the building, the garage will remain. The rear only is changing as there are new patio doors proposed to allow for access from the new garden room to the garden. There will be no adverse impact as a result of the development.

Residential amenity

The internal changes and reduction in garage size with rear sliding doors will not impact upon the adjacent occupiers of the terrace or surrounding area. Parking will still be retained on site so in terms of amenity there will be no additional on street parking pressures.

Highway and Parking

As stated above parking will be retained in the integral garage and a condition is attached below to ensure that this parking will remain to provide parking currently and in the future for any size vehicle. This in turn will relieve pressure from the surrounding streets and any similar applications would need to retain the existing parking as is the case here.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any Order revoking and re-enacting that Order with or without modification), the remaining garage area following the conversion hereby permitted shall at all times be used only for access and parking of vehicles and cycles incidental to the use of No. 5 Joseph Walk.

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments

Case Officer: Hannah Barker Date: 2nd February 2023

Authorised by: Peter Barnett Date: 2 February 2023