Development Management - Delegated Officer Report

Application Number: AWDM/1558/16 Recommendation – Approve

Site: 12 Roman Way, Southwick

Proposal: Conversion of garage to habitable room; raise existing flat roof with roof lantern.

Date of site visit:

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi-detached bungalow with an attached flat-roofed garage on its south side which abuts the pavement in Roman Way. It is proposed to convert the garage into a kitchen which includes raising its height 0.35m and installing a raised roof lantern.

Relevant site history

SW/33/95 – Garage on south side. Approved subject to conditions requiring it to be no higher than 2.5m and to be used as a garage only.

Consultations

None

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' 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 raising of the height of the garage will bring it above the eaves height of the bungalow. However, the garage is set towards the rear of the bungalow and much of the eaves line will remain visible from Roman Way. It is not considered that sufficient visual harm will arise to warrant refusal of the application.

Residential amenity

The garage is separated from its neighbour to the west by an electricity substation. It will not be brought closer to the boundary and, while increasing in height, the increase is only 0.35m. It is not considered therefore that the proposal will cause harm to residential amenity.

Parking and Access

The existing gates to the west of the garage are to remain and vehicular access to the hardstanding to the west of the bungalow will be retained. The proposal is not therefore anticipated to result in a potential for parking congestion or a risk to highway safety.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Matching materials

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: 14 November 2016

Authorised by: Gary Peck Date: 14 November 2016