Expiry: 16/08

Development Control – Delegated Officer Report

Application Number: AWDM/0869/23 Recommendation: Approve

Site: 70 Stone Lane

Proposal: Garage conversion to habitable room with increased roof height.

Date of site visit: 11/07/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings
The application site is a two storey hipped roof semidetached dwelling with a flat roof garage to the side. To the front is a porch and hard paved front garden providing parking, which is accessed through a low level gated entrance. The low level frontage is continued around the front wall of the property. The surrounding properties also consist of low level frontages in varying form.

Proposal
The proposed development is to change the use of the existing garage to a habitable room. To facilitate this there will be a minor alteration in the roof height of 50cm. The garage door will be replaced with a window and filled with brickwork to match that of the existing dwelling.

Relevant Planning History:
AWDM/1704/22 – Application for Certificate of Lawfulness for proposed side extension behind existing garage. Application Permitted 08/12/2022.

Consultations:
WSCC Highways – The proposed conversion is not anticipated to give rise to a material intensification of use of the existing access point. A garage will be lost as part of the proposals – however, the existing driveway appears of sufficient size to accommodate a suitable amount of off-street parking provision to serve the dwelling.

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.

Representations:
No representations received.

Relevant Planning Policies
Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (HCLG 2021)

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National Planning Practice Guidance
SPG ‘Extending or Altering Your Home’ (WBC)

Planning Assessment
There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

Due to the location of the proposed development to the side of the dwelling it will be clearly visible within the street scene. The visual impact will be minor in nature with a minimal increase in the height of the existing garage structure resulting in a visually subservient addition. The design with materials to match that of the existing dwelling results in a sympathetic addition to the existing dwelling.

Residential Amenity

No detrimental impact to the neighbouring dwelling due to the minor scale nature of the proposal and footprint of the existing dwelling not increasing. The position to the north of the existing dwelling allows for a reduced overshadowing impact on the neighbouring property in accordance with policy DM5 of the Worthing Local Plan 2023.

The neighbouring property to the north of the application site has a small window on the southern elevation facing the garage and would be affected by the proposed development. However due to the minor nature of the development it is not considered that the application would have an unacceptable impact on the property through overbearing or overshadowing.

As such it is not considered that the conversion to a habitable room with the minor increase in height would result in a demonstrable impact on the neighbouring property.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials

Informative

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.

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

Case Officer: Finlay Gardner Date: 26/07/2023

Authorised by: Jo Morin Date: 26.07.2023