Development Management - Delegated Officer Report

Application Number: AWDM/0088/19 Recommendation – Approve

Site: 49 Longshore Drive, Shoreham-by-Sea

Proposal: Conversion of existing integral garage to bedroom and study.

Date of site visit:

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached house within the recent redevelopment of the former Southlands Hospital site. It has an integral garage on its east side which it is proposed to convert into a bedroom and study. Such development is restricted by Condition 21 of the planning consent for the development (AWDM/1340/14) which removes permitted development rights for future extensions and alterations. Condition 9 also requires parking areas to remain in use for that purpose only.

The garage door is to be removed and replaced with a bricked up opening and new window.

Relevant Planning History

AWDM/1340/14 – Outline application (including details of access) for the demolition of all existing redundant buildings and structures (including Harness Block) and the erection of up to 106 dwellings with associated landscaping and amenity space, car parking and formation of new vehicular access to Upper Shoreham Road.

AWDM/1200/15 - Application of Reserved Matters for approval of appearance, landscaping, layout and scale pursuant to outline planning permission AWDM/1340/14 which provides for the demolition of all existing redundant buildings and structure (including harness block) and the erection of up to 106 dwellings with associated landscaping and amenity space, car parking and formation of new vehicular access to Upper Shoreham Road.

Consultations

West Sussex County Council: The **Highways** Officer has no objection. Comments that the site benefits from an existing access onto Longshore Drive, no alterations to the existing access are proposed. Visibility at the junction with Upper Shoreham road appears sufficient for the anticipated road speeds. The proposed conversion of the garage is not anticipated to result in a material intensification of use of the existing junction onto Upper Shoreham Road.

The proposal will result in the loss of one parking space for the dwelling. There appears to be space on the site frontage for at least one vehicle to park, any overspill parking could be accommodated on street. Whilst on-street car parking is limited in the immediate vicinity there are comprehensive parking restrictions prohibiting vehicles from parking in places that would be detriment to highway safety. We would not consider that highway safety would be detrimentally affected by this proposal. However, the LPA may wish to consider the potential impact of additional on-street parking from an amenity point of view.

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 2018)

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, the effect on the character and appearance of the dwelling and its surroundings and whether there would be any impact on parking and highway safety within the estate.

Visual amenity

The change from garage door to window will have only a minor visual impact and will not harm the street scene overall.

Residential amenity

The alterations will not harm the residential amenities of neighbouring occupiers.

Parking and Access

The proposal will result in the loss of the garage for the dwelling. The applicants claim that it is too small to park a car comfortably in any event so in their opinion there is no loss of parking space.

There is sufficient space on the site frontage for at least one vehicle to park. Overspill parking could be accommodated on street, although it is a narrow road and too much on street parking is likely to result in congestion. However, it appears that the existing garage is not currently being used for parking and

there will not therefore be any material change in the way cars are parked at the property.

Recommendation

APPROVE

Subject to Conditions:-

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

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: 19 February 2019

Authorised by: Gary Peck Date: 20 February 2019