Development Management - Delegated Officer Report

Application Number: AWDM/1601/20 Recommendation – APPROVE

Site: Elm Grove Lodge, Elm Grove, Lancing

Proposal: Conversion of existing garage and store with new pitched roof to form new study, utility room and bedroom.

Date of site visit: 3rd November 2020

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a large detached dwelling house set back along a long drive accessed from Elm Grove. At the site there is the main dwelling Elm Grove Lodge and to the western side on approaching the building there is an annex building which is under the same ownership. There is a driveway and parking area to the front and garden wrapping around to the front and eastern side. There is a narrow access to the rear of the building which is close to the rear fence line. Attached on the western end of the building is a single storey pitched roof and lean to store. Consent is sought here to convert this space into a utility, study and bedroom with ensuite. The lean to store section is to be altered with a pitched roof to match the existing pitched roof to the garage. The garage doors will remain although unusable and a window is proposed to the front of the store to replace the existing doors.

Consultations

West Sussex County Council: The **Highways Authority** has the following advice: The existing garage measures approximately 7.6 x 5.6 metres. The LHA would consider this to provide a NIL parking provision for the site and as a result would not be anticipated to displace any parking. With the conversion of the garage and store the opportunity is hindered for any future occupants of either dwelling to store cycles. As such the LPA may wish to look at implementing cycle parking. To summarise the LHA raises no concerns over the parking. A condition requiring cycle storage is recommended.

Lancing Parish Council: - No objection

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15

‘Supplementary Planning Guidance’ comprising: Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’’
National Planning Policy Framework (February 2019)

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 property is set back from the main highway down a long private drive. It is not clearly visible from the street or surrounding area. Although the existing pitched roof garage can be seen directly down the driveway, the changes to the building are modest with no significant change to the overall appearance and character of the building. The pitched roof to match existing is at single storey only and in terms of design is in keeping with the appearance of the building. Materials will match existing. The changes are subservient to the main building.

Residential amenity

The main dwelling to be affected in this case is the annex building to the west of the proposed works. There will be no loss of light, privacy or overbearing impact in this case. It should also be noted that the annex is under the same ownership as the main house. No other neighbouring dwellings will be affected by the proposed works. To the rear and side of the site are the Telephone exchange and Asda Superstore.

Other Matters

It is noted that the Highway Authority request that cycle storage provision is made on site as the store and garage are lost which could provide such provision. It is not considered that such a condition is necessary in this case. There is ample space within the site to provide such storage and garden storage areas are to the rear of the building to provide cycle storage as necessary.

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: Hannah Barker Date: 3rd November 2020

Authorised by: Peter Barnett Date: 3 November 2020