Development Management - Delegated Officer Report

Application Number: AWDM/0301/22 Recommendation – APPROVE

Site: 12 Rosemary Drive, Shoreham-by-Sea, BN43 6HT

Proposal: Single storey side extension and conversion of garage to habitable accommodation.

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a two storey semi-detached dwelling and is positioned on the southwest side of Rosemary Drive. The dwelling has an existing flat roof rear extension and has an existing side garage, which is attached to its neighbouring garage at no. 14.

The street scene comprises predominantly semi-detached, two storey dwellings, many of which have been extended, and many have existing on-site garages

Proposal:

This application seeks planning permission to:-

- Convert and extend the existing garage to living accommodation;
- The extension will measure approx. 1m wide between the house and the garage and approx. 1.4m back from the garage to the rear elevation of the house. It will also be approx. 500mm higher, taking the structure to approx. 3m high;
- The garage door plus side gate will be removed and be replaced with a centrally positioned pedestrian door.

Consultations: WSCC Highways
I note that the existing garage scales to 2.7m x 5.5m. Current WSCC standards require garage spaces to measure a minimum of 3 x 6m, and even then, are only counted as 0.5 of an allocated parking space. Given the size of the existing garage an argument could be formulated that the proposed does not result in the loss of a suitably sized car parking space.

A frontage hardstanding car parking space is to be retained with no changes to the access arrangements proposed.

The garage would have provided a cycle parking provision, if considered reasonable, it would be beneficial if a replacement cycle parking provision could be provided, the

details of which could be secured via a suitably worded planning condition. Any such provision should be secure and covered.

On balance, the local highways authority does not consider that the 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 NPPF (para.111), and that there are no transport grounds to resist the proposal.

Representations:

1no. letter of Support from 138 Upper Shoreham Road:
No objection to the redevelopment to the property.

Relevant History: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Planning Assessment

Principle:

The proposal comprises upgrading a residential property 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 surrounding area.

Visual & Residential Amenity:

The pairs of dwellings within the stretch of street containing the application site, are staggered in position, with no.'s 6 & 8 being stepped forward of no.'s 10 & 12, which themselves are stepped forward of no.'s 14 & 16. The associated garages to these dwellings are also stepped in a similar fashion. The garages for no.'s 14 & 12 are joined but no. 14's garage is forward on its host dwelling whilst the garage for no. 12 (the application site), is stepped back from the front elevation. This situation is repeated at no.'s 10 & 8.

Not including the porch, the front elevation of the garage at no. 12 is set back some 3.5m from the front elevation of the dwelling and this will remain the position following on from the conversion and extension. There will though be an alteration to the front elevation of the garage to a pedestrian door, but as the building is set back from the front elevation, it is considered that it will not be as dominant within the street scene.

Further, County Highways have pointed out that the internal measurement of the existing garage, is not up to the minimum standard for a car to actually be able to

park within it. It therefore seems reasonable to put the former garage to use as habitable accommodation to the existing dwelling. Furthermore, a condition to any permission linking the new accommodation to no. 14 would seem sensible.

The height will be slightly higher than the existing garage, but that is because of the requirement to provide a warm roof in line with Building Regulations. The overall height increase will not be so out of keeping with the street scene to withhold planning permission for its conversion and extension.

It is not considered that the proposal would result in any material harm onto the existing residential or visual amenities of the neighbouring property or the street scene in general.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials
4. Windows
5. Use

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 04.05.2022

Authorised by: Peter Barnett Date: 4 May 2022