Development Management - Delegated Officer Report

Application Number: **AWDM/0655/12** **Recommendation – Approved**

Site: **102 Beach Green, Shoreham-By-Sea, West Sussex**

Proposal: **Conversion of garage to habitable room with raised deck and access ramp at front**

Date of site visit: 28/05/12

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached chalet bungalow with integral garage and front and rear flat roof dormers. There is off street parking to the front of the garage and a front garden. The site is on the northern side of Beach Green within a row of similar properties.

Permission is sought to convert the existing single garage into a bedroom. The garage doors are to be replaced with outward opening uPVC double doors. Wheelchair access is provided by an external ramp and deck area to be constructed to the front of the bungalow. This decked area and ramp will provide level access to the converted room and existing front door.

The decked area is 5.6 metres wide and 1.7 metres in depth it will be raised by 0.2 metres from ground level. The ramp is 3.8 metres long and 1.5 metres wide with a gradient of 1:15. Both the front door and the double doors will open outwards onto the decked area. The decking is to be constructed in soft wood with 1.2 metre high balustrade.

Consultations

Adur & Worthing Councils: The Environmental Health Officer has made the following comments: - Although not strictly a planning consideration we would advise that when we consider disabled access we require an access slope of no more than 1:15 as opposed to the 1:12 shown on the plan. In addition a turning circle of 1500 is required at the top of the slope compared to 1200 shown on the plan.

The Environmental Health Officer advises that an informative should be attached relating to potential land contamination.

Representations

Third Parties: **-** No third party representations have been received.

Relevant Planning Policies
Adopted 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'
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposed ramp and decked platform will not affect the off street parking provision to the front of the bungalow. The development is required to provide wheel chair access to the bungalow. The main issue for consideration is the visual appearance of the proposed structure and its impact on the character of the street scene and visual amenity of the locality. Amended plans have been received in line with the comments made by Environmental Health. To show a gradient of 1:15 and the width of the ramp increased to allow for a larger turning circle.

Visual Amenity

It is not considered that the proposed soft wood decking, ramp with balustrade will be detrimental to the character and appearance of the property frontage or street scene. The structure is only slightly elevated and is set back from the highway by 7.2 metres. It is considered that although there are no other examples of this form of development within close proximity to the site the works are subservient to the main dwelling house and therefore acceptable.

Residential amenity
There will be no adverse impact on the residential amenities of the occupiers of the adjacent dwellings. The raised ramp and platform will not result in any loss of privacy or overlooking in this case. The structure is set well in from the boundary of the attached bungalow no. 100 Beach Green and the garage of no. 104 to the west is adjacent to the boundary with the bungalow beyond.

Accessibility and parking

As stated above the proposed ramp and platform will not result in a reduction of off street parking space at the site. There is a need for the disabled access at this property. The proposal will provide appropriate internal living space and suitable external access to meet the needs of the occupier.

Other Matters

An informative has been attached relating to potentially contaminated land at the site. This is necessary to ensure that the LPA is informed of any contamination present and that this is dealt with satisfactorily.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard 3 year time limit
2. Permission relates to approved plans:
   Drawing No: 786/04 A Date Received: 5th July 2012
   Drawing No: 786/02 Date Received: 23rd May 2012

1. Contaminated land informative

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

Case Officer: Hannah Barker Date: 10th July 2012

Authorised by: Jo Morin Date: 16 July 2012