Development Control – Delegated Officer Report

Application Number: AWDM/0845/14 Recommendation – APPROVE

Site: 9 Bridges Bank, 63 Old Shoreham Road, Shoreham

Proposal: Change of use of garage to garden room including replacement doors

Date of site visit: 11.07.2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site relates to a mid terrace, three storey town house built in 2007 forming part of a development of 18 new dwellings at Bridges Bank, Old Shoreham Road, Shoreham. As with the other properties within the terrace the dwelling was built with an integral single garage behind a covered car port.

Planning permission is sought for the change of use of the single garage to a garden room and changing the two existing single doors on the rear elevation to a set of double doors and a single door.

Planning permission is required for the proposal as condition 15 of application ADC/0031/07 states that “the garage shall only be used for a private domestic garage for parking vehicles incidental to the use of the property as a dwelling and for no other purpose.”

Planning History

The residential development was given consent in 2007 under planning application ADC/0031/07.

Consent has been granted for the conversion of garages at nos. 2, 6 and 11 AWDM/0732/11, AWDM/0137/12, AWDM/0746/11 respectively.

Consultations:

The West Sussex County Council Highways Officer has advised that there would be no concerns with this application from the highways point of view.

Representations:

One letter of representation has been received from the occupier of 10 Bridges Bank who has raised no concerns with the set of replacement rear doors but considers that the property should not be altered to the front.

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’ National Planning Policy Framework (CLG 2012).

Planning Assessment

Principle

There is no objection in principle to the conversion of the single garage to a garden room and the installation of a pair of double doors and a single door within the rear of the property. This is however subject to the proposal having no adverse impacts on flooding or to the amenity of the area or neighbouring properties.

Visual amenity

The proposed conversion of the garage into a garden room would result in no physical change to the appearance of the front of the building. It would therefore have no impact on the amenity of the street scene or the appearance of the row of houses within the development. The replacement pair of doors and single door on the rear elevation would sympathetic in terms of design and would be similar to other replacement doors which have been installed in conjunction with the garage conversions on neighbouring properties.

Residential amenity

The garage conversion to a garden room does not cause any adverse impact on the occupiers of neighbouring dwellings situated to the east and west of the site.

Accessibility & Parking

The proposal would result in the loss of one car parking space, however the three bedroom dwelling would still have one parking space within the car port and this is considered to be acceptable.

Flood risk

The whole of the site lies within a Flood Zone 3, and considerations were made at the time of the original planning permission as to the flood risk associated with the buildings. The dwellings themselves have been built in accordance with the FRA, and consequently flood resilience techniques have been used, for example all existing wiring for the existing garage comes down through the ceiling. The proposed change of use of the existing garage to a garden room and the installation of a replacement door is not anticipated to cause any further flood risk to the property.

Recommendation

APPROVE

Subject to Conditions:-

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

   Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

2. The development hereby permitted shall be carried out in accordance with the following approved plans:-

   Title: Site Plan, Received on 26th June 2014.
   Title: Block Plan, Received on 26th June 2014.
   Title: Survey of Existing, Drawing No. 1, received on 26th June 2014.
   Title: Proposed Alterations, Drawing No. 2, Received on 26th June 2014.
   Reason: *For the avoidance of doubt and in the interests of proper planning.*

Informative

Proactive Statement – No Amendments

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

Case Officer: Rebecca Tier Date: 8th August 2014

Authorised by: Jo Morin Date: 11.08.2014