# Development Control – Delegated Officer Report

**Application Number: AWDM/1083/17 Recommendation – APPROVE**

**Site: 52 The Meadway, Shoreham-by-Sea,**

**Proposal: Change of use of integral garage to habitable room.**

**Date of site visit:** 04.09.2017

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Site and Surroundings**

The application relates to a detached chalet bungalow with integral garage with existing drive in front of the garage. The property is similar to its neighbour. Street scene comprises predominantly bungalows and chalet bungalows. Although there are some two storey dwellings and some semi-detached properties, there are also some properties with and some without integral garages.

**Proposal**

Permission is sought to convert the existing integral garage into a room for living accommodation within the existing dwelling.

The existing garage door will be removed and a window installed in its stead.

**Consultations:** None

**Representations:** None received.

**Relevant Planning Policies**

Saved Local Plan policies (ADC 1996): AG1, AH7
Submission Adur Local Plan 2016: Policy 15
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

**Planning Assessment**

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

***Visual Amenity***

The proposed conversion will visually be hardly noticeable but for the removal of the garage door and its replacement with a window. The drive remains in

existence in order to accommodate a vehicle, and there are no double yellow lines on the road outside the site to prevent the parking of vehicles off the site.

There will thereby be no material effect on the visual amenities of the locality.

***Residential Amenity***

The only properties that could be affected by the proposal are the ones directly to the north and south, namely no.'s 50 and 54 The Meadway. The parking of vehicles on the driveway already takes place and therefore their existing residential amenities will not be compromised. The use of the former garage for residential accommodation for the existing dwelling will also not materially effect either of the neighbouring properties.

**Recommendation**

**APPROVE subject to the following conditions.**

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

***Informative***

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 08.09.17

Authorised by: Jo Morin Date: 11.09.2017