Development Management – Delegated Officer Report

Application Number: AWDM/023/23 Recommendation: APPROVE

Site: 54 Chanctonbury Drive, Shoreham-By-Sea, West Sussex

Proposal: Proposed garage conversion, front porch and single storey side extension.

Date of Site Visit: 27th March 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application site is a detached two storey dwelling within a street of similar properties. There is an existing flat roof garage to the side and conservatory to the rear. Permission is sought to remove the conservatory and build a single storey flat roof side extension to the rear of the existing garage which is to be converted into a playroom with a window to the front. Adjacent to the garage a flat roof porch is proposed.

Consultations:

West Sussex County Council: The Highways Authority

No alterations are proposed to the existing access arrangements. The proposed conversion and extension will provide a playroom and enlarged kitchen/dining space. The proposed works are not anticipated to give rise to a material intensification of use of the existing access. The proposed works will result in the loss of an existing single-bay garage. However, it should be noted that the existing garage has approximate internal dimensions of 2.7m x 5.4m, which does not meet the minimum specifications for single-bay garages of 3m x 6m as set out in Manual for Streets (MfS). Therefore, the LHA does not consider the garage for parking provision, as it may not be large enough to accommodate a modern sized car. It is not unreasonable for the LHA to assume it may be being used for other purposes, such as storage. As such, no concerns are raised regarding loss of existing parking provision. Notwithstanding the above, the site does benefit from an existing driveway fronting the property, which is of sufficient size for two car parking spaces. Any overspill parking that may result from the loss of the garage can be accommodated on-street, and this is not anticipated to lead to a highway safety or parking capacity issue in this instance. In summary, the LHA does not consider that this 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 National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal.

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 (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The side extension will not be visible within the street scene, it is screened from the road by the existing flat roof garage building. The proposed porch will extend to the side of the existing garage which projects forward of the front elevation of the house. It will be inline with the garage and therefore will not be any more prominent than the existing garage. There is a similar development at the adjacent property. Many flat roof garages and porches exist within the locality forming the character of the street scene. Materials to be used will match existing. The garage door replacement with the window will not be harmful in this case.

Residential amenity

The application site is at a lower level than the adjacent dwelling. There is a blank side neighbouring elevation. The extension will be completely screened and there will be no loss of light or overbearing impact in this case. The porch is set in from the boundary and will not have any adverse impact either.

Parking

The Highways Authority have no objection to the loss of the garage, there is off street parking available at the site and ample on street parking available also.

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 April 2023

Authorised by: Peter Barnett Date: 4 April 2023