Development Management - Delegated Officer Report

Application Number: AWDM/1978/21 Recommendation – APPROVE

Site: 4 Thyme Close, Shoreham-by-Sea, BN43 6JJ

Proposal: Single storey side extension to rear of garage with conversion of garage to store and utility

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

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a situated on the east side of Thyme Close within Shoreham-by-Sea, positioned close to the cul-de-sac section. The property is a linked, semi-detached, two storey late 1970's dwelling, the link being the garage with the neighbouring garage at no. 3.

The dwellings within the street are of a similar design and have flat roof garages, and like the application site, many have some form of rear extension.

Proposal:

The application seeks permission to:-

- convert the existing garage into a store; a cloakroom; and a utility room;
- construct a small extension abutting both the side wall of the house and the rear wall of the garage.
- The extension will measure approx. 1.5m wide x 2.7m long x 2.7m high

Representations: None received

Consultations:
WSCC Highways:

WSCC anticipates that the proposal will not result in the loss of the parking hardstanding. The plans provided illustrate the garage to be below WSCC and MfS guidance. As such WSCC believes the garage will provide a NIL parking provision for the site.

The LHA wish to inform the applicant that MfS and WSCC guidance also considers the utilities a garage provides, specifically the cycle storage aspect. As such, the LHA believes it reasonable to presume that the garage will provide cycle parking. The LHA advises the Local Planning Authority (LPA) that if they deem cycle parking

justifiable then the applicant should show this in the form of lockable covered storage. Details of which can be secured with a suitably worded condition.

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 2019

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock 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 and Residential Amenities

Visually, the front elevation will remain the same, as the garage door will be left in situ, and part of the space behind used as storage.

A cloakroom will also be provided, along with a utility area, and a route through from the garden.

The small extension being provided behind the former garage, will not protrude beyond the rear elevation of the dwelling and will only be the partial width of the former garage. Therefore the extension will not be readily viewed, if at all, by the contiguous neighbouring properties no.'s 3 and 5, and will be some 23m distant from the properties to the rear in Coventina Close.

It is considered that the small rear extension and the garage conversion will not result in any material harm onto either the visual or residential amenities of existing neighbouring properties.

Recommendation:
Approve:
Subject to Conditions:-

1. Approved plans
2. Standard time limit
3. Materials

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 30.12.2021

Authorised by: Peter Barnett Date: 31 December 2021