Development Management - Delegated Officer Report

Application Number: AWDM/0688/15 Recommendation – Approve

Site: 5 Buckingham Close, Shoreham-By-Sea

Proposal: Infill extension to front elevation and conversion of garage to living accommodation, with associated replacement of garage door with new windows and doors.

Date of site visit: 3 September 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi-detached dwelling at the end of a cul-de-sac off Upper Shoreham Road. It has a former detached garage on its north side which became integral following a two storey side extension approved in 1995. One of the conditions of that permission was that the garage was to be used for the parking of vehicles only.

This application proposes to convert the garage into a study, including replacing the garage door with a pair of French doors and windows, and to construct a small infill extension in the gap between the side of the garage and the house.

Relevant site history

SU/148/95 – Two storey extension on north side – approved

Consultations

None

Representations

None received

Relevant Planning Policies

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 (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading of 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 dwelling and its surroundings.

Visual amenity

The alteration to the garage door will result in a different visual appearance to the other properties in the Close, all of which have retained their garages and garage doors. However, the new windows and doors are not considered to unduly harm the character and appearance of the property or its surroundings.

The proposed infill extension is a minor addition which will have little impact on the street scene.

Residential amenity

The proposed works will not harm the amenities of neighbouring residents as there are no new openings or built form proposed which will directly affect their light or outlook.

Accessibility and parking

The proposal results in the loss of a garage but space will remain on the driveway for the parking of a vehicle. There appears to be capacity currently for some on-street parking too.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling etc
3. Permission relates to approved plans

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: Peter Barnett Date: 14 September 2015
Authorised by: Gary Peck Date: 16 September 2015