Development Management – Delegated Officer Report

Application Number: AWDM/0956/24 Recommendation: APPROVE

Site: 1 The Driveway, Shoreham-By-Sea, West Sussex

Proposal: Conversion of existing garage into habitable space. Single storey rear extension. Removal of existing front boundary. New carport to side, New porch. Alterations to existing fenestration.

Date of Site Visit: 10th September 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a two storey detached dwelling within a street of similar style detached and semi detached properties. The building has a front gable and catslide roof over an existing integral garage. The frontage is enclosed by a low level wall and wooden gates. There is off street parking to the property frontage and a dropped kerb.

Consent was originally sought for a single storey hipped roof extension, a single storey half hipped roof extension to the side to provide a porch and main entrance and a detached carport to the front of the property. The existing garage was to be converted into habitable space with a window replacing the garage door. The proposed plans also show changes to the existing window designs and the removal of the front wall and gates.

Amended plans have been received following officers advice that the carport would need to be removed as it was a prominent, out of keeping feature within the street scene. Amended plans show the carport added to the front of the proposed porch. The roof is continued forwards with an open section to the front providing the carport.

West Sussex County Council: The Highways Authority : -

There are no proposed changes to the existing access arrangement. The proposed development is not anticipated to give rise to a material intensification of use of the existing access point.

A single bay garage will be lost however it does not meet the minimum internal specification for a single bay garage therefore likely to be too small to accommodate modern sized cars. It is reasonable to assume it is used for storage.

As such no concerns are raised regarding loss of existing parking provision. An existing driveway is to be retained with provision for one car.

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 and there are no transport grounds to resist the proposal.

Representations: - 1 representation has been received from the owner/occupier of no. 340 Upper Shoreham Road in relation to the amended plans objecting, making the following comments: -

- The carport in close proximity to the boundary allows no room for future maintenance without encroaching on no. 340.
- There should be at least 600mm between the boundary and the carport.
- The height is excessive for its intended use, being the same as the porch.
- We request that the carport roof is lowered by 1 metre and its position moved 600mm from the boundary.

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 (December 2023)
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 proposed porch, carport, removal of the front wall and gates and changes to window design and detailing will be visible features within the street scene. The porch and carport will be set back to the side of the building within a recessed area. They are single storey only with a tiled roof to match existing. The open nature of the front section to provide the carport further limits its impact. There are other examples

of side carports within the vicinity of the site, these also have tiled roofs which are a subservient feature.

The changes to the windows are subtle and the frames will be white, these changes would be classed as permitted development along with the conversion of the garage and replacement window. Similarly the removal of the front wall and gates would be permitted development. Although ideally some wall would be retained here to contribute to the original character of the locality, it would not be possible to insist in this case. The applicant's agent was requested by officers to consider this option however the applicant wanted to look into options of increasing the dropped kerb to make use of the space to the property frontage. On balance, in the light of the dwelling to the north which also has an open frontage this would not warrant a refusal in this case. The agent advised that the applicant will consider reinstating a low level wall once they have finalised their driveway plans.

The rear extension is in keeping in scale and design with the existing building, materials to be used will match existing. Many neighbouring properties have been altered and extended and various additions are visible within the street scene.

Residential amenity

The porch and carport extension will be adjacent to the boundary with the rear of no. 340 Upper Shoreham Road. This neighbouring property has a long garden and there is a hedge and fence on the boundary therefore this proposed extension will not impact upon light, outlook or privacy in relation to the adjacent occupiers. An objection has been received referring to the lack of distance to the boundary and possible issues in relation to maintenance. It is not unusual for extensions to be built adjacent to or up to a property boundary at single storey. The plans show the roof and guttering to be inside the boundary of the site. There would therefore be no justification to insist on any further set in on planning grounds. Should maintenance be required this would be a civil matter for the neighbours to discuss, a refusal would therefore not be warranted.

The rear extension is set in from the boundary on either side of the site and is 4 metres in depth. Development Management Standards state that a single storey extension up to 3.5 metres can be built adjacent to the boundary of an attached dwelling. In this case there is spacing between the detached properties and therefore the greater depth is acceptable. There will be no significant loss of light or overbearing impact to neighbouring properties as a result of the proposed extension. There is a side window facing the boundary with the adjacent dwelling to the north. This will be screened by the boundary fence/hedge and therefore no un-neighbouring impact would occur.

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 Y

1. Proactive with amendments.

Case Officer: Hannah Barker Date: 21st October 2024

Authorised by: Peter Barnett Date: 22 October 2024