Development Management - Delegated Officer Report

Application Number: AWDM/1034/15 Recommendation – Approve

Site: 14 Malthouse Close, Sompting

Proposal: Variation of Condition 3 of S/6/93/TP to allow conversion of garage to gym, home office and shower room and allied works for ancillary domestic use (part retrospective).

Date of site visit: 5 August 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application seeks part retrospective consent for the conversion of an integral garage to living accommodation, namely as a gym with office/store and shower room. It is also proposed to replace the garage door with a window.

Relevant site history

S/6/93 - Two-Storey Side Extension (Incl. Garage) – approved, subject to Condition 3 which states:

"The garage building shall be used only as a private domestic garage for parking vehicles incidental to the use of the property as a dwelling and for no other purpose.
Reason – In the interests of residential amenity and to ensure provision of adequate off-street parking space."

AWDM/1631/14 - Part retrospective extension to existing conservatory - approved

Consultations

West Sussex County Council: The **Highway Officer** has no objection

Sompting Parish Council: Not received

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, the effect on the character and appearance of the dwelling and its surroundings and the impact on parking in the street.

Visual amenity

The works generally do not impact on the street scene, other than the proposed replacement of the garage door with a window. The garage forms part of an extension that is recessed from the front of the original house and the proposed window will not appear out of character, as it is proposed to match the existing living room window.

Residential amenity

The proposed conversion will not result in harm to neighbouring occupiers. No side windows are proposed and there is a substantial wall on the boundary with the neighbour to the east. That property is also set away from the boundary.

Accessibility and parking

The main consideration is the impact on parking in the area. Malthouse Close can be heavily parked and the loss of the garage could result in increased pressure to park on the street. The property is one of only a few in the street to have had an integral garage with most dwellings being served by garages in compounds. At the time of the site visit there were three cars parked on the driveway of the property and it is therefore considered that sufficient parking space will remain at the property to avoid the need for car to park on the road, thereby not worsening the current situation.

Recommendation

APPROVE

Subject to Conditions:-

1. Permission relates to approved plans
2. Ancillary use only

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: 4 September 2015

Authorised by: Gary Peck Date: 4 September 2015