Development Control – Delegated Officer Report

Application Number: AWDM/0063/14 Recommendation – APPROVE

Site: 87 Overhill Southwick Brighton West Sussex

Proposal: Conversion of garage to workshop/storage area

Date of site visit: 31 January 2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

Planning permission is sought for the conversion of a detached garage for use as a workshop and storage area. The proposal involves the increase in the rear roof height to 2.9m, effectively reversing the slope of the flat roof. The garage would remain on the same footprint. New upvc French doors would be inserted in the east facing/front end and a door retained to the side facing the application site dwelling. The roof would be profiled metal.

The host property is a detached bungalow on the west side of a road on land rising to the north. The wider area is characterised by properties of similar design, era, siting and scale.

Relevant site history None relevant.

Consultations None

Representations None

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The principle of the enhancement of residential accommodation is acceptable and the main issues relate to the impact on residential amenity and the visual amenities of the area.

Visual amenity

The garage is set back markedly from the road and the alteration to its shape and façade, given the degree of set-back and the maintenance of the front

elevation dimensions, would amount to a minimal impact in terms of the character of the locality and the street scene.

Residential amenity

The property most likely to be affected in any way is that to the immediate south at 85 Overhill. The siting of the garage parallel to this neighbouring dwelling's own garage would mean that despite the increase in roof height, there would result no significant loss of privacy or light or impression of undue dominance.

The minimal increase in roof height would lead to little loss of light to the property to the north at 89.

Whilst the use of the garage as a workshop as well as a store is proposed, this would equate in effect to any private domestic use of such accommodation and therefore it is considered that there would result no level of disturbance that would otherwise be possible from normal usage of a garage.

Nonetheless, in order to limit the potential for any significant increase in activity, a condition restricting the use as purely ancillary to the enjoyment of the dwelling is recommended.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with Adur District Local Plan (AG1, AH7) or the National Planning Policy Framework.

Subject to Conditions:-

1. Time Limit
2. Use ancillary to dwelling
3. Approved Plans M20 Rev A, M23 Rev A, location plan and site plan received 28/1/14.

Informative

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.

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

Case Officer: Lawrence Simmons Date: 6/3/14

Authorised by: J Morin Date 25.03.2014