Development Control – Delegated Officer Report

Application Number: AWDM/1809/16 Recommendation – APPROVE

Site: 9 Mill Hill Close, Shoreham-by-Sea, BN43 6PJ

Proposal: Conversion and alterations to existing garage for use as home office with link extension to main dwelling.

Date of site visit: 17.01/2017

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a semi-detached bungalow, which has front and rear dormers. The property is positioned at the end of the cul-de-sac and is built on land which is raised from the road. The garage is at the north side of the bungalow, set behind the frontage. The neighbouring bungalow to the north, no. 10, has a garage positioned next to the application bungalow, but not attached, although the garages are positioned very close together.

The Close comprises a mixture of semi-detached and detached bungalows in a residential area, many with roof dormers of some form.

Proposal

Permission is sought to convert the existing garage to a home office, and to extend it forward. The extension will see the loss of the existing garage door and the wall which will be forward, will angle towards the existing dwelling to provide a linked walkway. The link will fix to the side of the dwelling, at the rear of the side. The external width of the link at the point it meets the dwelling will be approx. 1.7m, and a window will be put in this elevation facing the street.

The roof over the link will be a hipped pitched roof which will continue across the frontage of the garage, thereby replacing the existing parapet. The side of the garage, next to the rear garden, will have a false pitched roof. The overall height of the conversion thereby will be some 3.3m. The eaves of the conversion will be in line with the existing dwelling.

An internal door within the link will provide access into the dwelling, and a set of external bifolding doors will be provided on the side elevation of the former garage, facing into the rear garden area.

Consultations: No

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Submission Adur Local Plan 2016: Policy 15
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The proposed extension would be forward of the existing garage, but because of the position of the garage to the rear of the site, and even though the garage is on raised land, it is considered that the extension will not be readily visible from the street. It will be possible to note that the garage door has been removed, but because of the angle of the extension together with the angle of the garage, the visual aspect of the extension will be minimal. A window will be provided within the link to provide light within the corridor, and to further assimilate the extension into its surroundings. Also, in view of the fact that the existing garage is single skinned brickwork, the conversion will incorporate the change in the walls to be thinker than what currently exists.

Residential Amenity

The neighbouring property, no. 10 Mill Hill Close, has a garage next to the application garage, however, their amenities will not be compromised by the development, as the applicant has left the frontage clear from buildings in order to provide adequate manoeuvrability for the access and parking of their car.

Visually, the garage will not look like a garage following the construction of the link, but it is considered that the design and construction work will not compromise the neighbouring property's existing residential amenities.

The conversion into a home office will be an ancillary form of development, and one which the Government seeks to encourage. There will be no workshop working on the site, and the office use will be for the home owner only.

Recommendation

APPROVE

1. Plans
2. Standard time limit
3. Materials to match existing
4. The home office shall only be used for purposes ancillary to the primary use of the property, 9 Mill Hill Close, as a single dwelling house.

Informative

1. Approved without revisions.

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

Case Officer: Eve Hearsey Date: 18.01.2017

Authorised by: Jo Morin Date: 19.-01.2017