Development Control – Delegated Officer Report

Application Number: AWDM/0526/13 **Recommendation – Approve**

Site: **2 Manor House Place, Lancing, West Sussex, BN15 0QR**

Proposal: **Conversion of garage to bedroom/study with new bay window to front elevation**

Date of site visit: 15 May 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

Manor House Place is a small cul-de-sac off Norbury Drive. The ground level falls from the north to the south and No.2 is at the bottom of the cul-de-sac with a garage block to the south, a parking area to the west and No. 1 to the north.

It is proposed to convert the integral garage into a bedroom. The garage door will be removed and a new bay window constructed.

Planning History

L/17/90 – original consent for development contained restrictive conditions preventing future extensions and use of garage for purposes other than parking of vehicles

Consultations

Adur and Worthing Councils – The Environmental Health Officer recommends use of the precautionary contaminated land informative

Lancing Parish Council – No objections

Representations

None received

Relevant Planning Policies

Adopted 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 (CLG 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 proposed conversion works will replace a garage door with a bay window to the front which will have little impact in the street scene.

Residential amenity

The works will not result in any harm to neighbouring residential amenity.

Accessibility and parking

The loss of the garage will reduce parking availability at the dwelling. However, space would remain on the driveway and there are parking spaces opposite. There is no reason to consider that the proposal would result in harm to highway safety through increased parking on the street.

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 the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the National Planning Policy Framework

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. Approved plans

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: Peter Barnett Date: 6 June 2013

Authorised by: Gary Peck Date: 6 June 2013