Expiry Date: 01st March 2022

Development Management – Delegated Officer Report

Application Number: AWDM/1431/24 **Recommendation – APPROVE**

Site: **2 The Orchard, Shoreham-by-Sea, BN43 6JP**

Proposal: **Conversion of existing garage to a home office with shower room/dark room, including raising of the roof.**

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

No.'s 1 & 2 The Orchard are detached single storey bungalows positioned to the north of and between properties in The Orchard; Saffron Close; & Bay Tree Close and are to the south of A27 Shoreham by-pass Trunk Road. These 2no. properties are accessed by a road not maintained by WSCC.

No. 2 The Orchard is the subject of this application and sits behind no. 1, and is thereby well screened from the street. It is also well screened from the by-pass as there is an approx. 27m treed buffer zone between them. The application site is on rising land and the by-pass is lower, being excavated land to fashion the road.

No. 2 also has a detached flat roof garage positioned between it and the contiguous edge of the treed buffer zone.

No. 2 The Orchard is within a residential area, which comprises a mix of chalet style bungalows and two storey houses, all mainly semi-detached, there are also small blocks of garages.

The site is not a Listed Building or within a Conservation Area.

Proposal

The application proposes to convert the existing detached garage:-

- To an office and studio with a dark room/shower room;
- Change the garage door to full glazed double doors on the west elevation, brick up the remaining gap left by the removal of the garage door;
- Change the side door (south);
- Change the rear door (east);

- Raising of the roof

Relevant Planning History: None

Consultations:

West Sussex County Council: The **Highways Officer** has no objection. No alterations are proposed 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 as part of the proposals; however, a driveway with sufficient space for several cars is being retained. As such, no concerns are raised regarding loss of existing parking provision

National Highways: No objection

Representations: None received

Relevant Planning Policies

Adur Local Plan Policies 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No. 2 'Extensions and Alterations to Dwellings
National Planning Policy Framework 2024

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual & Residential Amenity

Because of the ground change, the height of the existing garage averages at approx. 2.4m and the average height of the resultant structure will be approx. 2.8m, this is due to the levelling off of the ground.

The overall increase in height of the structure of approx. 400mm is not considered to be intrusive to its environment, particularly given its location between the tree buffer and the existing dwellinghouse.

The reuse of the existing garage to an office/studio will be in accordance with the existing residential use and the loss of provision for the parking of a car in this location will not compromise the existing property or the close locality given that there is adequate on-site parking space available.

The loss of the garage door and the replacement with glazed doors plus other fenestration changes, will not be out of keeping with the locality.

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Recommendation

APPROVE subject to Conditions:-

2. Standard time limit
3. Materials
4. Ancillary

Informative

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 31 December 2024

Authorised by: Peter Barnett Date: 2 January 2025