Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/1031/12

Site: **10 Brighton Road, Lancing, West Sussex, BN15 8RH**

Proposal: **Conversion of garage/gym to Granny annex including link porch extension and balcony with staircase to south**

Date of site visit: 4 September 2012

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a detached dwelling on the south side of Brighton Road backing onto the beach at Lancing. It has a large detached outbuilding on the east side which has been converted to a gym and single garage. There is a drop in levels of over 2m from the house and garage down to a decked area and the beach.

The application is proposing to convert the outbuilding into a self-contained 1-bedroom annex. A link extension is proposed between the annex and the main house with a new door into the existing house to enable easier movement between the annex and house.

A new balcony is proposed on the south elevation of the proposed annex at its western end, with a staircase down to the existing decking. Three existing parking spaces are to remain.

There has been a suggestion that the dwelling is used as a B&B. However, while this used to be the case, there is no suggestion that such a use continues. The applicant has confirmed that there is no B&B use at the property.

The application is supported by a Noise Report which recommends the use of acoustic double glazing for windows facing the A259 to attenuate road noise.

Relevant site history

None

Consultations

Adur & Worthing Councils: The Environmental Health Officer has no objection subject to use of acoustic double glazing on rooms fronting the A259. As the existing building is double aspect, ventilation can be achieved by opening windows on the Southern façade. Therefore no separate scheme for ventilation will be necessary in the conversion.

The contaminated land officer recommends the precautionary contaminated land informative.

West Sussex County Council: From an inspection of the plans alone, there is no apparent visibility issue at the point of access onto Brighton Road. The site has a history of being used as a Bed and Breakfast, which would attract a relatively large amount of movements. Therefore, with the reduction of 1 parking space, WSCC would not anticipate there to be a material increase in movements to and from the site compared to previous. This consultation should only be held in respect of a single residential dwelling. Should a revision to Bed and Breakfast be proposed, WSCC will need to be consulted. In addition to this, WSCC requests that the permission conditions that the dwelling is kept as a single residential unit only.

Lancing Parish Council: No objection

Representations

1 email received from the occupier of 12 Brighton Road objecting on the following grounds:

- Stairs on rear elevation area angled to overlook her property
- Parking spaces are already used and no additional space is being provided. With loss of garage this is effectively a reduction in parking space.
- Increased traffic reversing onto Brighton Road will add to highway hazards.
- Main house is already used as B&B accommodation and concerned that proposal is to increase available letting area.

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’
South East Plan (GOSE 2009): CC1, CC6, BE1
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 proposal involves a conversion of an existing building and there are few external alterations. At the front, replacement windows are proposed with

white render walls to infill the garage door, which matches the existing building. The proposed door and link extension on the west side is largely recessed between the house and outbuilding and has little impact on the street scene or on the character of the dwelling. At the rear, the balcony and staircase will not be out of character as such features are common on beachfront properties in the locality.

Residential amenity

The proposal will not harm the amenities of the neighbouring residential properties, comprising largely internal works. The proposed balcony has been positioned so as to avoid overlooking of the neighbour's property to the east, being more than 3m from the eastern edge of the outbuilding which prevents direct views towards the neighbour's garden.

The Environmental Health Officer was concerned about possible noise from the road traffic on the A259 but, following the submission of a noise report recommending acoustic glazing in front windows, he has not raised an objection.

Accessibility and parking

Three parking spaces are to remain in front of the annex which is considered to be adequate for the house and annex. There has been a suggestion that the property is being used as a B&B, which has been denied by the applicant (although it has been previously). In order to ensure that the annex is not used as additional space to let, which would result in additional traffic and increased demand for parking spaces, a condition will be required to restrict its use to ancillary residential accommodation only in connection with the use of 10 Brighton Road as a single dwellinghouse only and not for any other purpose, including holiday accommodation or in connection with a B&B.

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 South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling etc
3. No windows or other openings in east side wall of the building
4. Accommodation to be protected from road noise in accordance with noise report recommendations
5. The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of 10 Brighton Road as a whole (as it exists at the date of this permission) as a

single dwellinghouse and shall not be used as a separate dwelling or in connection with any Bed & Breakfast use.
Reason: In the interests of residential amenity and highway safety having regard to saved policy AH7 of the Adur District Local Plan

6. Permission relates to approved plans

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

Case Officer: Peter Barnett Date: 5 November 2012

Authorised by: Gary Peck Date: 5 November 2012