Development Management – Delegated Officer Report

Application Number: AWDM/1592/22 Recommendation: APPROVE

Site: 17 Winterton Way, Shoreham-By-Sea, West Sussex

Proposal: Alterations to existing store and home office in rear garden to form a home office, store and studio.

Date of Site Visit: 20th October 2022

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application site is an end of terrace corner plot with Harbour Way to the north and Winterton Way to the east. The main entrance to the property is onto Winterton Way. There is an existing garage/outbuilding to the rear of the property. This is currently used as an ancillary living space and storage area. There is a garage door to the side of the building onto Winterton Way where there is storage and to the rear of this is a home office area. There is an internal door between the two spaces and there is a door. To access the home office from the rear patio area.

Consent is sought to convert and alter the existing space to provide a home office, store and studio. The footprint and height of the building are not to be increased. Roof lights are to be introduced. The eastern elevation will have french doors and windows replacing the garage door. An additional door and window are introduced on the north elevation. The applicant has advised that the building will be used ancillary to the main dwelling. Amended plans have been received showing the shower room removed.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The changes to the building will be visible within the street scene, the roof lights and changes to the east elevation will be seen from Winterton Way. However there will be no harm to the street scene and although the building will no longer appear as a garage it will remain subservient and domestic in appearance.

Residential amenity

The changes to the building will not give rise to any adverse impact upon adjacent occupiers. The use of the building is currently ancillary to the main dwelling as a home office. Changes are proposed here which will adapt the building to continue to be used as such, reducing the storage space and increasing the living space and improving light and outlook. The existing amenity space links the building to the main dwelling and its close proximity would not allow the building to be used as an independent dwelling. A condition is also attached to ensure that the building is to be used ancillary only.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. The outbuilding hereby permitted shall only be used for purposes incidental to the enjoyment of the existing dwellinghouse and not for the purposes of primary living accommodation (bedroom, livingroom, diningroom or kitchen).

Is recommendation contrary to letter(s) of representation N

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.

Case Officer: Hannah Barker Date: 3rd November 2022

Authorised by: Peter Barnett Date: 3 November 2022