Development Management - Delegated Officer Report

Application Number: AWDM/1710/19 Recommendation – Approve

Site: 10 Seahaven Gardens, Shoreham-By-Sea

Proposal: Proposed front extension to garage in connection with conversion to habitable accommodation.

Date of site visit: 12 November 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached house served by a private road off Seahaven Gardens, a cul-de-sac on Shoreham Beach backing onto Widewater Lagoon. It is one of four similar properties which have attached garages set back at the side. In this case a first floor extension over the garage was built in the mid 1990s and, as a consequence, it has a different appearance to its neighbours.

It is now proposed to extend the garage on the ground floor, bringing it in line with the front wall of the house. The garage is to be converted into a games room and utility.

Relevant Planning History

SU/190/88 – Four three-bedroom houses with attached garages – approved with restrictive condition 8 preventing future extensions and condition 3 requiring garages, parking spaces and driveway to be used only for access, parking, turning and garaging of vehicles

SU/83/95 - First-Floor Side Extension Over Existing Garage And Single-Storey Rear Extension With Balconies

Consultations

West Sussex County Council: The **Highways Authority** has no objection. Comments:

Vehicle Parking and Cycle Parking
The plans demonstrate that the existing garage will be converted to habitable living space and that the existing parking space within the frontage will be retained. The LPA may wish to consider the impact of the displacement of the garage parking space on the wider network as it is anticipated this will be accommodated on street. Notwithstanding the above the existing garage does not confirm to current guidance for garages (3 x 6 metres), and therefore would not be considered an ‘allocated’ parking space.

The LHA does not consider that the loss of a single parking space at this location would generate a severe impact on the highway network or a material change over the existing arrangement.

The site is located in a sustainable location within walking and cycling distance to a range of public services, amenities and employment options. Bus (100 metres) and rail links (2 km) provide a realistic travel opportunity for longer trips. It would not be anticipated that future occupiers of the dwelling would be reliant on the use of a private motor vehicle.
Given the sustainable location of the site and potential that the garage could have previously been used to provide a cycle parking facility, The Local Highways Authority (LHA) would like to see a replacement cycle parking facility provided.

Conclusion
In principle the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network. However a modification is sought regarding the cycle storage, as described above. Please raise these issues with the applicant and re-consult. At which time suitable conditions and informative notes can be recommended.

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 (February 2019)

Planning Assessment

Principle

The proposal comprises upgrading 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, the effect on the character and appearance of the dwelling and its surroundings and whether sufficient parking space will remain to serve the dwelling.

Visual amenity

The proposed extension has a monopitched roof and brings the front of the garage forward 2.3m to be in line with the front wall of the house. A window will replace the existing garage door.

It is a modest extension which, while not set back, does not have a harmful visual impact. It will not come as far forward as the existing porch while the staggered line of the houses screens the extension from wider view.

Residential amenity

The adjoining house to the north, No.11, is positioned forward of No.10 and has a blank side wall adjacent to the proposed extension.

There will be no adverse impact on residential amenity.

Parking and access

The proposal results in the loss of the garage space and a reduction in the depth of the driveway. The submitted plans show that a vehicle can park in front of the extension without encroaching onto the private road. The applicant has confirmed that cycle storage can take place within a shed in the rear garden.

Recommendation

APPROVE

Subject to Conditions:-

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

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: Peter Barnett Date: 6 December 2019

Authorised by: Gary Peck Date: 9 December 2019