Development Management – Delegated Officer Report

Application Number: AWDM/1927/22 Recommendation – APPROVE

Site: 21 Grinstead Lane, Lancing, BN15 9DU

Proposal: Proposed conversion and extension of existing rear detached garage into a new bedroom, shower room and utility room.

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 & Surroundings:

21 Grinstead Lane is a detached bungalow positioned on the east side of the road, and the existing detached former garage of the property is situated close to the south boundary side of the dwelling, being the mutual boundary with no. 23.

The former garage is flat roofed and has an existing transparent canopy at its front elevation, which links to the existing dwellinghouse. The structure currently has an up and over garage door to the front elevation, and a window, with shutters, on its north elevation.

Grinstead Lane comprises a mix of dwelling types, comprising detached and semi-detached bungalows and two storey dwellings, many of which have been extended.

The site lies in Flood Zone 3, and a Flood Risk Form has been submitted.

The Proposal:

The application seeks permission to convert and extend the former garage to an annex for the existing dwelling.

The extension would be to the front of the structure, facing the back of the dwelling, and it is shown to measure some 2.107m deep x 2.74m wide x 3m high. The extension will also include a pedestrian door to its front elevation and a window on its side elevation.

The height of the former garage will be raised by approx. 500mm (excluding the new raised rooflight),

The whole annex structure will also include a window on the rear elevation; a replacement window on the side elevation; and a raised rooflight.

Internally the annex will comprise a bedroom; shower room; and a utility room.

Consultations:

Environment Agency:

No objections.

Engineer Technical Services:

Flood risk – The application is within Flood Zone 3a and is shown to be at risk from surface water flooding. The application is for change of use with sleeping accommodation proposed on the ground floor. The FRA states the proposed floor level is 283mm higher than the existing house floor level and flood resilience measures will be installed. We would also recommend that the FRA includes details of access and ingress in a flood event.

Surface water drainage – the application includes no/minor increase in impermeable area. Due to the scale and location of development we have no conditions to request. Any alterations to surface water drainage must be designed and constructed in accordance with building regulations.

Representations: None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 1, 15, 36
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Relevant Planning History: None

Planning Assessment

There is no objection in principle to the proposal which is within a residential area. The key concerns are the effects on the existing residential and visual amenities of the locality and how the proposal affects the character and appearance of the area.

Residential and Visual Amenity

The former garage has not been use as such for a while for many reasons, chiefly the garage building and access to it are far too small to allow a car to access.

From the street, the building is mainly screened from view by the side gate at the front of the house.

The height of the building will be raised by some 500mm, to allow for insulation, but this additional height is not considered to result in any materially greater view from the street either.

Its neighbour to the north, no. 19, will not be materially affected by the length or height extension from that of the existing former garage. And the nearest property to the structure is no. 23 to the south, but that property has its own garage structure to the side of the application site. This garage has a pitched roof, and the separation distance between the 2no. structures is only some 170mm and thereby is not readily viewed from no.23.

The use of the annex would be linked to the existing dwelling and would not be a change of use. No windows would be within the elevation next to the mutual boundary with no. 23.

A new window will be provided on the elevation facing into the application garden (north) and another one at the rear elevation (east). There will also be a raised rooflight within the roof. The front elevation (west) will have a glazed pedestrian door. It is not considered that any of these windows or glazed door, will result in any material harm to the closest residential property, no. 23 to the south, mainly due to the structure being set back from the side elevation of no. 23.

Recommendation

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Materials
4. Use
5. FRA

Informative:

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 09.03.2023

Authorised by: Peter Barnett Date: 9 March 2023