Expiry Date - 20/08/2010

Development Control – Delegated Officer Report

Application Number: ADC/0222/10 **Recommendation – Permit Application**

Site: **84 Kingsland Close Shoreham-by-Sea West Sussex BN43 6NR**

Proposal: **Conversion of carport to bedroom**

The Application

The application relates to a detached bungalow in the south west corner of Kingsland Close, adjacent to the Kingsland House Nursing Home. It has a parking area at the north side with a pitched roof over which links to the main bungalow. The parking area is open sided but a temporary fence/door has been installed, effectively creating an enclosed garage.

The application proposes bricking up the sides, front and rear to form a new bedroom and entrance lobby. The side elevation will be blank with a window in the rear and a new entrance door and window at the front.

Consultations and Representations

Consultations/Comments

None

Third Parties

No representations received

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development (ODPM 2005)

Planning Assessment

Policies

Policy AH7 refers to residential extensions but the principles are the same when considering extensions to non-residential buildings. It states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general. The proportion of the garden area taken up by a proposal should not be excessive.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual amenity and character

The proposed works will remove the temporary walls/fence and result in an improved visual appearance which will be in keeping with the original dwelling. No increase in the size or footprint of the building will result from this proposal.

Residential amenity

The proposal will have no impact on residential amenity.

Parking and access

Adequate space will remain on the driveway in front of the proposed bedroom for the parking of a vehicle and the development should not have any implications for highway safety.

Recommendation

APPROVE for reason that:-

1PPi

Subject to:

1. C1Ci

Expiry Date - 20/08/2010

2. This permission relates to the following approved plans date stamped received 25 June 2010:
   Drawing No. 066/69/01 Location Plan & 066/69/02 Rev A (Proposed Floor Plan and Elevations)
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 20 July 2010