EXPIRY - 22/05/25

Development Management – Delegated Officer Report

Application Number: **AWDM/0392/25** **Recommendation: APPROVE**

Site: 40 Robin Road, Worthing West Sussex

Proposal: **Conversion of attached garage to a habitable room**

Date of Site Visit: 19th May 2025

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The proposed development seeks to convert the attached single garage into a habitable room. The existing garage door to be replaced by a window to match those of the main dwelling. Robin Road is an unadopted road leading off Littlehampton Road.

Planning History:

AWDM/0521/12 - Proposed mixed use development comprising; 117 residential properties (including 17 affordable units), car showroom (Sui Generis) and care home (C2) with associated access roads and landscaping on land east of Northbrook College (Granted 13/09/2012).

Consultations: WSCC Highways raises no objection and states that:

Summary

Robin Road is currently unadopted and therefore not a Publicly Maintained Highway, therefore these comments are for your advice only. The applicant should therefore also contact the proprietor of Robin Road to establish whether the proposed is deemed acceptable. The nearest Publicly Maintained Highway is Littlehampton Road to the south of the site. The proposed change of use from a garage to a study would be unlikely to generate additional movements to the site, the office would function as a domestic office.

Parking

'The proposal would generate a reduction in a single potential parking space, although the dimensions of the garage are below that set out within WSCC guidance for a single garage space. WSCC Standards outline that to contribute to an overall parking provision a garage space should measure 3m x 6m to accommodate an average sized vehicle and facilitate space for cycle parking also. Furthermore, the submitted application form outlines that the parking provision will not change as a result of this proposal, it is anticipated therefore that the garage is not currently used as a parking provision. A single driveway parking space appears available fronting the existing garage which would continue to serve the property. Additionally, on street parking appears an existing practice within Robin Road and therefore could accommodate overspill parking that may be generated by the property. It is unclear from the documentation provided, how many bedrooms are within the property- this data would be used to establish the parking demand generated by the dwelling currently and as a result of the proposal.

Sustainability

The dwelling is located within a reasonable distance of a local supermarket and a 15minute walk to Goring-by-Sea railway station. Bus services operate along Littlehampton Road (A2032) linking to Shoreham-by-Sea, Worthing, Arundel and Angmering. Sustainable Alternatives are therefore available within a reasonable distance of the site. It is unclear whether secure and covered cycle parking provisions exist at this location, the loss of garage space provides the loss of a potential cycle parking provision. Cycling is a viable alternative to the use of a car in this location, the LPA may wish to consider whether this would be a reasonable request alongside this proposal.

Conclusion The Local Highway Authority does not consider that the proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.'

Representations: None received

Relevant Planning Policies:

Worthing Local Plan (2023): SP1, DM5

National Planning Policy Framework (CLG 2024)

Planning Practice Guidance (CLG 2024)

Planning Assessment

The proposed development would ordinarily be permitted development under the provisions of the GPDO. However, the original planning permission included a condition preventing the use of the garage for any other use:

09. No residential dwelling shall be occupied until the parking space(s) and/or garaging for that dwelling, shown on the approved plans have been provided and constructed. The parking facilities and garages so provided shall not thereafter be used for any purpose other than the parking and garaging of vehicles.
***Reason:** To ensure that adequate provision for parking vehicles clear of the highway and to comply with Policy TR9 of the Worthing Local Plan.*

To allow this application would potentially set a precedent and would be contrary to the requirements of the condition to ensure that adequate parking was available for the development.

During the site visit there was extensive parking on the pavements and clearly the loss of garages on the development could exacerbate this situation.

However, as indicated by WSCC the garage is too small to be considered a parking space under WSCC current guidance. Furthermore, on site the applicant advised that it was too small to accommodate his car and he was not aware that any of his neighbours used their garage for the parking of their cars. The applicant also confirmed that they only had one car which was parked on the driveway.

On balance, and notwithstanding the reason for imposing the condition in the first place, it is considered that it would be difficult to justify refusing this application. The wording of the condition could also be challenged as it does not specifically refer to the removal of rights under the GPDO.

Recommendation to APPROVE

01 Approved Plans
02 Materials to match existing (walling and new window)

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

Case Officer: James Appleton Date: 21/05/25

Authorised by: Stephen Cantwell Date: 21st May 2025