Development Management – Delegated Officer Report

Application Number: AWDM/0949/15 Recommendation: APPROVE

Site: Pear Trees, The Street, Shoreham-By-Sea

Proposal: Conversion of existing garage to residential accommodation and addition of single-storey rear extension to east elevation.

Date of Site Visit: 24 July

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

This application seeks permission for the conversion of an existing garage to form residential accommodation and a single storey rear extension.

The application site is on the eastern side of The Street within the Conservation Area. The subject property is detached with those to the north (a terrace) being set much closer to the road. The neighbouring property to the south is also detached and set slightly closer to the road, although set more at an angle. The rear garden of the application property runs at an angle to the rear of properties in Frampton Place.

Planning History:

None relevant

Consultations:

Southern Water request that an informative is added to any permission regarding connection to the public sewerage system

Representations:

None received

Relevant Planning Policies:

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7, AB4, AB23 & AB25 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'

National Planning Policy Framework (CLG 2012)

Planning Practice Guidance (CLG 2014)

Planning Assessment

The proposal seeks to upgrade existing housing stock within the defined built-up area to which there is no objection in principle.

The existing garage is of flat roofed construction and appears subservient to the attractive main house. The proposed conversion will mean that effectively there is a flat roofed extension to the main property. As such, this will not add any visual merit to the property but equally it is unlikely to result in visual harm, providing that the materials used and in particular the proposed window match the existing.

The rear extension will have no impact upon the Conservation Area being in an entirely secluded location. The existing to be converted garage already extends further than the rear of the property and as the proposed extension does not extend any deeper, it is effectively an infill extension when viewed from the south. The increase in depth would therefore be apparent most from the property to the north but given that almost the entire footprint of this property is set in front of the subject property, it would be difficult to argue that any harm would result from the proposed extension.

The application is therefore considered acceptable.

Recommendation

APPROVE

Subject to Conditions:-

01 Full Permission
02 Matching Materials
03 No windows...northern rear extension...
04 Approved Plans

Southern Water informative

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

Case Officer: Gary Peck Date: 25 August 2015

Authorised by: Date: 25th August 2015