expires 8/4

Development Control – Delegated Officer Report

Application Number: ADC/0039/10 **Recommendation – Permit Application**

Site: **1 The Meadway Shoreham-by-Sea West Sussex BN43 5RN**

Proposal: **Conversion of garage to habitable room (variation of condition 5 of SU/146/88)**

The Application

The application property is a detached chalet bungalow with integral garage situated on the south side of The Meadway. It is one of three such properties which were constructed in 1990. The outline planning permission for the dwellings contains the following condition:

5. The buildings shall not be occupied until parking spaces and garages have been submitted to and approved in writing by the local planning authority. The areas of the land so provided shall not thereafter be used for any purpose other then the parking and garaging of vehicles incidental to the use of the proposed buildings.

Reason – To ensure that adequate and satisfactory provision is made for the accommodation of vehicles clear of the highways.

This application seeks to vary the condition to allow the conversion of the garage into living accommodation (a study). The existing garage door is to be replaced with a window and new brickwork below.

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
Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development (ODPM 2005)
PPG13 'Transport' (DLTR 2001)

Planning Assessment

Advice in DC Standard No. 3 states that it will be necessary to take into account the Council's adopted car parking standards. The standard is a minimum of 2 parking spaces for dwellings of up to and including three bedrooms such as this. A parking space should measure 4.8m by 2.4m. A hardstanding in front of a garage should be 6m in length.

Advice in PPG13 encourages reducing the amount of parking in new development to promote more sustainable travel choices and introduced maximum rather than minimum parking standards.

Loss of Parking

While the conversion of the garage will result in the loss of a potential parking space, there is adequate space on the hardstanding in front of the dwelling for the parking of 2 cars. Consequently, it is not considered that the conversion will result in any additional demand for on street parking.

Visual amenity and character

The conversion works will involve the removal of the garage door and its replacement with a new window and brickwork to match existing. While this will affect the appearance of this line of three dwellings, it is not considered that it will have a detrimental impact on the character or appearance of the dwelling or on the street scene.

Recommendation

APPROVE for reason that:-

1PPii

Subject to:

1. C1Ci
2. C12Ei

3. The development hereby permitted shall be carried out in accordance with the following approved plans, date stamped received 11 February 2010:
Location Plan, Block Plan and Drawing No. 10/565/01 (Existing & Proposed Plans & Elevations)
Reason– For the avoidance of doubt and in the interests of proper planning

Case Offic [redacted] Date 15/3/10

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