Development Management – Delegated Officer Report

Application Number: AWDM/1356/15 Recommendation – APPROVE

Site: 9 Kings Road Lancing

Proposal: Retention of conversion of garage to bedroom with garage door retained (retrospective)

Date of site visit: 13.10.15

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site is located within the built up area of Lancing at the southern end of Kings Road, a residential street which comprises of a mixture of properties, detached, semi detached, bungalows and houses of varying designs and ages.

Permission was granted for the demolition of an existing bungalow and the erection of two semi detached dwellings under application reference ADC/0130/07. The two buildings are linked at the front at ground floor level by the single integral garages. The buildings are handed in design.

Permission is sought in this case, (partly retrospective) for the conversion of the existing garage at no. 9 to a bedroom with the retention of the main garage up and over door and the insertion of a window on the southern elevation of the former garage.

Representations:

No third party representations

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising:
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012).

Planning Assessment

Principle

There is no objection in principle to the proposed development which involves an alteration to a dwellinghouse.

Visual amenity

As the symmetry between these properties is so strong it is important that the front garage door will be retained despite the loss of the garage. This will allow for the appearance and character of the buildings to be protected within the street scene. The insertion of the window to the side elevation is a modest alteration which will not impact upon the overall appearance of the buildings detrimentally.

Residential amenity

The change of the garage to a bedroom will not result in any adverse impact with regards to noise and disturbance. The house will remain as a dwelling house with this as ancillary bedroom accommodation.

The proposed window facing south will not result in any unacceptable over looking or loss of privacy in this case.

Highway and Parking

The loss of the garage is acknowledged and the applicant advises that the garage has been used for storage only during the 6 years they have lived at the property. Off street parking is to the front of the property.

Recommendation

APPROVE

Subject to Conditions:-

1. No use as bedroom until window installed
2. The development hereby permitted relates to the following approved plans: -

   Proposed elevations
   Existing and proposed front elevation and floor plans
   Existing side elevations
   Section
   Site Plan
   Block Plan
   All received 18th September 2015

Informative

1. Proactive Statement – No Amendments

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

Case Officer: Hannah Barker Date: 13th October 2015

Authorised by: Jo Morin Date: 14.10.2015