Development Management – Delegated Officer Report

Application Number: AWDM/0328/23 Recommendation: APPROVE

Site: 48 Church Green, Shoreham-By-Sea, West Sussex

Proposal: Proposed conversion of garage, single storey side extension (roof conversion with rear dormer and front rooflights to be carried out under permitted development)

Date of Site Visit: 18th April 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a semi detached property within a development of matching property design. The side and front of the dwelling are clearly visible within the street scene. There is a detached garage set back to the side of the dwelling which is attached to the neighbours garage. Consent was originally sought to convert the existing garage into living accommodation with a playroom and utility with doors and window on the side onto the garden. A single storey extension is then proposed to the front of the garage to link the garage to the house to create a large kitchen. This has a dummy pitched roof. Also proposed was a loft conversion with rear dormer, front roof lights and window to the side gable. Officers could not support the dormer due to its scale and how prominent it would be within the street scene. There are not any other dormers nearby that were visible which set a precedent for such development. Amended plans have therefore been received which show the dormer to be carried out under permitted development. Therefore the side extension and garage conversion are the only matters for consideration here.

West Sussex County Council: The Highways Authority: - The proposed works will result in the loss of an existing single bay garage. However it should be noted that the existing garage does not meet the minimum specifications for single bay garages of 3m x 6m as set out in Manual for Streets. Therefore the LHA does not consider the garage for parking provision, as it may not be large enough to accommodate a modern sized car. It is not unreasonable for the LHA to assume it may be being used for other purposes such as storage.

No concerns are raised regarding loss of existing parking provision. The site does benefit from an existing driveway fronting the property, which is of sufficient size for at least two car parking spaces.

The LHA does not consider that this 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 111) and that there are no transport grounds to resist the proposal.

Representations: - None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
‘Supplementary Planning Guidance’ comprising: Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’’
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The side extension is clearly visible within the street scene; the side of the site is clearly visible on approach from the highway. The extension will be subservient and at single storey level and limited in width it would not overly dominate the building or be harmful to the character and appearance of the street scene. Materials to be used will match existing and the dummy pitch roof is sympathetically designed. The proposed structure would not interfere with the cantilever gable projection to the side which is a prominent feature which is replicated on neighbouring properties. The changes to the garage will not be visible and will have no adverse impact.

Residential amenity

Due to the position of the extension in relation to the building and other neighbours there will be no harm to adjacent neighbours. The neighbouring property is staggered away from the road on the other side of the garage building. No loss of light, privacy or overbearing impact will occur.

Highway and Parking

The proposal results in development on part of the existing driveway and loss of the garage. It is unlikely the garage would be used for parking and therefore this loss is not of concern in terms of highway impact. The revised block plan shows that there

remains sufficient parking on site and additional space could be created on to the property frontage if necessary. On street and off street parking is available in this case without cause for any highway safety concerns. The Highways Authority has no concerns in relation to this proposal.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments

Case Officer: Hannah Barker Date: 22nd May 2023

Authorised by: Peter Barnett Date: 22 May 2023