Expiry Date – 1/8

Development Control – Delegated Officer Report

Application Number: AWDM/0909/19 Recommendation – Grant

Site: 120A Brighton Road, Lancing

Proposal: Conversion of existing garage to habitable accommodation and associated works and move existing ground floor front wall increasing ground floor accommodation. Replacement of front entrance door and window.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 12/7

Site and Proposal:

This application relates to a semi detached house on the south side of Manor Road. Two pairs of semi detached houses were built in the late 1990's and this is the most easterly of the pair. As is typical of redevelopments along Brighton Road these houses have undercroft parking and a recessed garage and front door in the ground floor front wall.

The site is not in a conservation area and is not listed.

It is proposed to move the front ground floor wall of this house forward by 680mm and to replace the garage door with a window. It is proposed to use the old garage as an office or for storage purposes. The front door and hall window are also to be changed.

Relevant Planning History

L/69/94 - Demolition Of Existing 2 Flats And Erection Of Pair Of Semi Detached Houses. Granted 13.6.94

Consultations

Highways:

'*This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.*

Summary
This proposal is for the moving of an existing ground floor front wall and conversion of existing garage into habitable accommodation. The site is located on Brighton Road, an A-classified road subject to a speed limit of 30 mph. WSCC as Local Highway Authority previously

submitted a response for this application dated 04/07/2019, requesting additional information. Having received this information, a revised response can be made.

Access and visibility
The existing access is to be utilised for this proposal. The moving of the front wall will reduce the depth of the forecourt from 6m to 5.3m. An inspection of collision data from a period of the last 5 years reveals 1 accident 60m west and 2 accidents 40m and 80m east of the point of access. These were not attributed to road layout. Therefore there is no evidence to suggest that the existing access is operating unsafely or that the proposal would exacerbate an existing concern.

Parking and turning
This proposal will result in the loss of 1 parking space. However, 1 parking space will remain on the forecourt. There is sufficient space within the proposed forecourt to allow for 1 car parking space, in line with Manual for Streets minimum dimensions for single car bays of 2.4m x 4.8m. Vehicles may have to exit the site in a reverse gear. However, this is the existing arrangement and there is no evidence to suggest it is operating unsafely. Furthermore, neighbouring properties operate similar arrangements.

The site is in a sustainable location within walking distance of shops and schools. Nearby bus stops offer regular connections towards Brighton and Littlehampton.

Conclusion
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 109), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following condition should be applied:

Car parking space (details approved)
No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.
Reason: To provide car-parking space for the use.'

Technical Services:

'The application is to change a garage into a habitable room, providing this room is not a bedroom I have no issues.

The difficulty as I see it is that today the plan shows a study / store room – but next month it becomes a bedroom – with all the risks associated with the possible flood depths.'

Lancing Parish Council: No Objection.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2, 15 and 36including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area, the highway network and the impacts of the development on future occupiers and their safety in relation to flood risk.

Character

These garages are undercroft and set back from the pavement edge by 6 metres. The alteration will be little glimpsed from the road especially when there is a car parked in the forecourt. The proposal will not be harmful to the appearance of this house or the semi's.

Highways

Highways have confirmed that the loss of the garage for parking purposes is not significant in this case. The remaining forecourt is more than 4.8 metres in length and so 1 car can still be parked off street without overhanging the pavement.

Flood Risk

The former garage is to be used as an office or for storage purposes. A recent permission at 132A Brighton Road, (AWDM/1034/18 refers) to convert the garage into a home gym was approved subject to the following condition:

The accommodation hereby approved shall be used only as an office/gym or for storage incidental to the use of the property as a dwelling and shall not be used as habitable accommodation (e.g. bedroom or living room).

In order to protect occupiers from a sudden inundation the same condition is recommended in this case. The Environment Agency does not comment on such applications but the Council's own engineer is satisfied with such a condition.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. *3 years*
3. Materials to Match

4. The accommodation hereby approved shall be used only as an office or for storage incidental to the use of the property as a dwelling and shall not be used as habitable accommodation (e.g. bedroom or living room).

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to any representations? No.

Case Officer signed:	MOK	Date: 19.7.19
Authorised and signed by:	Peter Barnett	Date: 19 July 2019