# Development Control – Delegated Officer Report

**Application Number: AWDM/1514/18 Recommendation – APPROVE**

**Site: 4 Havenside, Shoreham-by-Sea, BN43 5LN**

**Proposal: Front extension to existing garage, attaching to main dwelling to create an art room.**

**Date of site visit:** 18.10.2018

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Site, Surroundings and Proposal:**

Detached bungalow with side detached garage onto boundary with no. 2 Havenside. Boundary wall is approx. 1.5m high. There is a solid canopy over the drive attached to the side wall of the bungalow. The side wall (west) of the bungalow currently has no door opening.

No. 2 has rear conservatory and the proposed extension will be behind the conservatory.

The proposal seeks to extend the garage forward and link onto the side of the existing dwelling. The form of the extension will be the same as the garage, with regards to the roof and height, together with the width. That is approx. 3.3m high x 2.5m wide x 5.3m long. Although the roof will be the same, there will also be a hipped link roof section adjoining onto the bungalow roof.

The proposed use of the converted and extended garage will be as an art studio for the dwelling.

No windows or doors are proposed on the front (north), side (west) or rear (south) elevations. All the windows and doors will be on the east elevation, facing into the existing rear garden.

**Relevant Planning History:** None

**Representations:** None received

**Consultations:**

Environmental Health: Precautionary condition regarding potential contamination and PFA Informative

**Relevant Planning Policies**
Adur Local Plan 2017: Policy 15

SPD Development Management Standard No. 2 – Extensions and Alterations to Dwellings
National Planning Policy Framework (CLG 2018)
National Planning Practice Guidance 2018

**Planning Assessment**

Development is acceptable in principle subject to the residential and visual amenities of the area.

***Visual Amenity***

The application property is a detached bungalow, and the existing garage on the side boundary is proposed to be extended forward to meet the bungalow. As the existing garage is located close the rear and the side boundary, visually the extension will not be overly noticeable from the street view, particularly as it will be positioned some 17m back from the pavement, the main change viewed will be the removal of the garage door and its replacement with a rendered wall.

The extension will be higher than the existing side boundary wall to no. 2 Havenside. No. 2 has an existing extension, with windows to its rear and on its east side facing the application site, which is to the west of the proposed development. The proposed extension will be approx. part of the depth as of no.2's extension.

The use of the converted garage and extension will be as an art studio for the existing dwelling, and a condition limiting its use would be reasonable.

As the site is within a flood zone, the applicants have submitted the relevant standing advice form regarding flood mitigation measures which is in accordance with the requirement by the Environment Agency.

***Residential Amenity***

The properties that could be affected by the proposal would be no.'s 2 & 6 Havenside.

No. 6 being to the east and some 12 metres from the side of the proposal will not be materially affected.

No. 2 to the west will potentially be most affected as the side elevation will be higher than the existing boundary wall by approx. 800mm, and the roof will be above that, albeit sloping away from the boundary. No. 2 has a window on the side of their rear extension but the proposal will not be directly in line with the whole of the window. The affected room is also served by south facing windows.

The bungalow already puts no. 2 in a little shade in the morning and the garage plus the extension will also result in some shadowing onto no. 2, but this is not considered a demonstrable amount. With the sun moving to the south and onto the west, there will be no real shadowing onto no. 2 from the extension.

**Recommendation**

**APPROVE** subject to Conditions:-

1. Approved plans
2. Standard time limit
3. Materials to match existing
4. No windows to the side elevation
5. Incidental accommodation

**Informatives**

1. Approved without amendments
2. Pulverized fuel ash
3. Precautionary pollution

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

Case Officer: Eve Hearsey Date: 03.12.2018

Authorised by: Peter Barnett Date: 4 December 2018