Development Management – Delegated Officer Report

Application Number: AWDM/1706/23 Recommendation: Approve

Site: 42 Grinstead Lane, Lancing

Proposal: Change of use of garage into a bedroom to be used as part of the main dwelling include a new pent style roof and rooflights

Date of Site Visit: 3 January 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application relates to a detached garage in the rear garden of 42 Grinstead Lane. It sits on the side boundary, behind a low boundary wall, and the side wall of the garage forms part of the boundary. A footpath runs to the side of the house linking Grinstead Lane with Orchard Way. The building currently has a corrugated roof.

It is proposed to replace the roof with a new pent style roof, i.e. one sloping side which in this case slopes down from the boundary into the garden. The building will be 3.45m high at its tallest point on the boundary, compared with 3m at its roof apex currently. The garage door is to be removed and the building is to be converted into residential accommodation comprising a bedroom, shower room and utility. No kitchen or living room is shown.

Planning History:

None

Consultations:

West Sussex County Council: The Highways Authority has no objection. An existing single-bay garage will be lost as part of the proposals and therefore, displaced parking would have to be accommodated within the existing driveway or on-street. I do note that the existing driveway can likely accommodate two smaller sized cars, but wider cars may have to be parked on-street, owing to the narrow width of the driveway. The LHA would not anticipate that the loss of one parking space would give rise to a highway safety concern or parking capacity issue in this

location, but the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view.

Adur and Worthing Councils: Private Sector Housing: No objection so long as the unit does not become self-contained

Public Health: Recommend control of hours of construction

Drainage: No objection

Southern Water: Standard advice

Lancing Parish Council: No comments received

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 28
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2023)
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 new roof and side wall will be prominent features to users of the footpath as they become part of the boundary wall. The new side wall will be about 0.9m taller than the top of the fence. While visible, it will arguably be an improvement on the existing building and is not considered to result in harm to the amenities of the locality.

Residential amenity

The building is separated from its neighbour to the south by the footpath and that property (No. 44) is not adversely affected. The building is also considered to be a

sufficient distance away from the attached house to the north (No. 40) and from 17 Orchard Way to the west.

The proposed building will be used ancillary to the main house and it is considered that on this occasion its use can be adequately controlled by condition.

Public Health has recommended a condition to control hours of construction but these are not normally required for small scale domestic developments such as this and so it is not proposed to impose it.

Parking

The proposal will result in the loss of a garage. There are no highway objections. There is space on the driveway for the parking of a car and no significant harm to amenity will arise from this proposal.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as shown
4. Ancillary use only

Is recommendation contrary to letter(s) of representation N

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.

Case Officer: Peter Barnett Date: 8 January 2024

Authorised by: Gary Peck Date: 8 January 2024