Development Management – Delegated Officer Report

Application Number: AWDM/0346/24 Recommendation: APPROVE

Site: 38 Croft Avenue, Southwick, West Sussex

Proposal:Enlargement of existing garage to form a garden room

Date of Site Visit: 25th March 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a semi detached two storey house with rooms in the roof within a street of both detached and semi detached dwellings. There is an existing detached, pitched roof, single garage to the side of the dwelling, adjacent to the boundary. Consent is sought to add an extension to the rear of the existing garage of matching design and height and convert the space into a garden room. It will have glazed doors facing west onto the garden and a window inserted in the rear elevation, south and to the north elevation at the front of the original garage replacing the existing garage door.

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 (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 extension is behind the existing building so it will therefore not be visible within the street scene. The change from the garage door to window will possibly be seen but is set back beyond the rear elevation of the main house.

It is not considered that the additional footprint will be out of character here as there are other outbuildings to the rear of properties including adjacent to the boundary of this site. They vary in scale and design and the building will remain domestic in appearance and will be ancillary to the main dwelling in terms of its use. Materials to be used will match existing.

Residential amenity

As stated above the extension to the existing garage will be to the rear adjacent to the boundary and an adjacent outbuilding at the neighbouring property. It will be away from the rear of the neighbouring house and is not considered to have any adverse impact with regards to loss of light or overbearing impact. There will be no increased overlooking as windows are all onto the garden and driveway of the host dwelling.

The use of the building as a garden room will give rise to increased activity however nothing that would not be normal in such a residential locality. A condition is attached to ensure that the building is ancillary in use to limit any potential noise and disturbance to adjacent residents. In addition the front window is to be fixed shut along with the two roof lights nearest the house to assist in limiting any potential noise pollution.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows
5. Ancillary use only.
6. Front window fixed shut
7. 2 roof lights fixed shut.

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: Hannah Barker Date: 15th April 2024

Authorised by: Peter Barnett Date: 15 April 2024