Development Management - Delegated Officer Report

Application Number: AWDM/0001/22 Recommendation – APPROVE

Site: 2 Russells Drive, Lancing, BN15 8BT

Proposal: Conversion of existing attached garage into habitable bedroom with windows to east and west

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application site is positioned on the east side of Russells Drive, Lancing, and is a detached bungalow with an attached double garage on its northern end. There is an existing vehicular access to the site, and a hardstanding for 2no. cars to the front of the double garage.

The Russells Drive comprises predominantly detached bungalows, many of which have been extended in some form

Proposal:

This application seeks planning permission to convert the existing double garage into living accommodation for the existing property by:-

- Replacing garage door on the front elevation (west), with 2no. windows;
- Replacing pedestrian door on rear elevation (east), with 2no. windows

Consultations:

WSCC Highways:
The proposal will result in the loss of 2 garage parking spaces however 2 existing external parking spaces on the driveway will be retained. /the proposed alterations to the dwelling will add an additional bedroom as such the potential to generate additional parking demand and some overspill parking may occur. The LHA would not raise any highway safety concerns to this proposal, however the LPA may wish to consider the potential for overspill parking on-street from an amenity point of view.

The loss of the garage space may result in the loss of cycle storage provision for the dwelling, as such the LPA may wish to secure alternative secure and covered cycle storage provision via condition.

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 NPPF (para. 111) and that there are no transport grounds to resist the proposal.

Representations: Lancing Parish Council: No comment

Relevant History:

AWDM/1599/16 Side garage extension to north elevation.
Approved 18.11.2016

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15, 28
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Planning Assessment

Principle:

The proposal comprises upgrading a residential property located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the surrounding area.

Visual & Residential Amenity:

An application in 2016 gave permission for the existing single garage to be extended, and a condition on that permission required that the garage shall be used as a garage only and for no other purpose. Therefore in order to convert and use the garage as living accommodation, a planning application and approval would be required. The reason for that condition was in the interests of amenity and highway safety. However, there is space outside of the garage for the parking of 2no. vehicles, therefore the loss of the garage will not result in the loss of on-site parking, and thereby its use to living accommodation would not be unreasonable.

The external changes to the building will be the loss of the garage door and rear pedestrian door, with the introduction of 2no. windows on the front elevation and 2no. windows on the rear elevation.

The smaller rear window will serve an en-suite and a condition requiring that this window be obscure glazed would be appropriate. The remaining rear window will face to the rear part of the rear garden of the neighbouring property no. 104 Kings Road, and therefore will not result in any unacceptable overlooking to that property. The windows to the front will face towards no. 1 Russells Drive, but that property is some 20m distant, and thereby there will not be any material overlooking.

There are no windows existing in the side elevation facing the neighbouring property no. 4 Russells Road, therefore a condition restricting windows in this elevation would be reasonable.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials
4. Windows
5. Obscure glazed

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 16.02.2022

Authorised by: Gary Peck Date: 21 February 2022