Development Management - Delegated Officer Report

Application Number: AWDM/0087/17 Recommendation – Approve

Site: 6 The Meadway, Shoreham-By-Sea

Proposal: Retention of conversion of garage to ancillary residential accommodation (retrospective and variation of condition 3 of ADC/0495/08).

Date of site visit: 2 February 2017

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a detached house on the north side of The Meadway, granted planning permission in 2008 (ADC/0495/08). Condition 3 of the permission required the parking spaces (including the integral garage) to be retained for parking only. In 2013 the garage was converted to a bedroom with the garage door replaced with a window.

This application seeks retrospective consent for these works and the variation of Condition 3.

Relevant site history

As above

Consultations

Adur & Worthing Councils: The **Environmental Health** Officer recommends precautionary contaminated land and PFA informative. (*Note – this application is retrospective and involves internal works only so no such informatives are necessary*).

Representations

None received

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Submission Adur Local Plan (2016) Policy 15
National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock 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 dwelling and its surroundings.

Visual amenity

The removal of the garage door and its replacement with a window with grey weather boarding below to match the front elevation of the house is acceptable in visual amenity terms.

Residential amenity

The works do not result in a loss of amenity for neighbouring residents. The size of the bedroom meets the national standards.

Parking and Access

The loss of the garage has not resulted in parking problems locally as there 2 spaces remain available in the front garden. In addition, the street appears to be able to accommodate some additional parking demand.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. The remaining parking spaces and access facilities to be retained.
3. Glazing in east and west side of dwelling to be obscured
4. No further windows to be formed
5. No further extensions or outbuildings

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: 21 February 2017

Authorised by: Gary Peck Date: 22 February 2017