Development Management – Delegated Officer Report

Application Number: AWDM/0839/24 Recommendation: APPROVE

Site: 8 Weald Dyke, Shoreham-By-Sea, West Sussex

Proposal: Proposed ground floor front extension with extended balcony above, conversion of garage to office.

Date of Site Visit: 30th July 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a mid terrace, two storey property within a row of similar dwellings. These are characterised by front flat roof projections and balconies above. Some variation occurs with the use of different balustrade treatment, the conversion of garages with replacement windows and some in-fill extensions have been added to the width of the original front extension. An example is no. 11 Weald Dyke AWDM/0040/22 which has extended the width of the front extension and the balcony above.

Consent is sought here for a similar proposal, the garage is also to be converted to an office with the garage door to be replaced with a window. Consent was also originally sought for a porch to the front entrance, however officers could not support this as it projected beyond the front building line of the established pattern of development. The entrances as existing are either flush or recessed inline with the flat roof extension. Amended plans have been received removing this.

Consultations: -

West Sussex County Council Highways Authority: -

No alterations are proposed to the existing access on to Weald Dyke. The proposed development is not anticipated to give rise to a material intensification of use of the existing access point.

A single-bay garage will be lost as part of the proposals. However, it should be noted that the existing garage does not meet the minimum internal specifications for

single-bay garages of 3m x 6m as outlined in Manual for Streets (MfS). Therefore, theLHA would not consider the existing garage for parking provision, as it is likely too small to accommodate modern sized cars. It is not unreasonable for the LHA to assume the existing garage may be being used for other purposes, such as storage. As such, no concerns are raised regarding loss of existing parking provision. An existing driveway is to be retained with provision for 1 car.

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 National Planning Policy Framework (paragraph 115), and that there are no transport grounds to resist the proposal

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 proposed development will be clearly visible within the street scene. The front extension will infill the existing recess to the front of the building and will be no closer to the road than existing. The balcony will continue above up to the boundary. The character of the street is dominated by the front balconies and these are common features. The balcony extension in this case will be in keeping with the street scene in general and the established character. There are other examples of similar changes which have been made including no. 11 where the balcony is the full width.

As was discussed in the officers report when considering the development at no. 11. This proposal sets a further precedent for full width balconies. The potential continuation of this within the street would not be considered to be harmful, the general character of the street scene would be retained.

The replacement window will not be harmful in this case, there are other examples where the garage has been converted and there is variation within the street scene.

Residential amenity

The balconies as existing in the street scene front the highway. They are therefore not private amenity spaces. There are public views to and from the street and neighbouring properties. No privacy screens have been erected and the balustrades are low level, some solid, some open in treatment, The extension of the balcony will bring it adjacent to the neighbouring balcony. Mutual overlooking will occur between the balconies however in the light of above this is acceptable.

However the proposed balcony in close proximity could lead to overlooking into the adjacent living space. Yet in this case the adjacent door is obscurely glazed so no direct overlooking will result. A privacy screen will therefore not be required in this case.

Highways and Parking

West Sussex County Council Highways has no objection to the proposal to convert the garage. An off-street parking space remains to the front of the property.

Flooding

The Council's drainage consultants have advised that a condition requiring flood measures is added for details to be submitted. The applicant has submitted a FRA with the application and standing advice is given via the Environment Agency. This condition is therefore deemed unnecessary in this case. For consistency this condition has not been added.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

Is recommendation contrary to letter(s) of representation N

!. Proactive with amendments

Case Officer: Hannah Barker Date: 27th August 2024

Authorised by: Jo Morin Date: 27.08.2024