Development Management – Delegated Officer Report

Application Number: AWDM/1335/17 Recommendation – APPROVE

Site: 100 Blacksmiths Crescent, Sompting, BN15 0BY

Proposal: Conversion of garage into bedroom and shower room.

Date of site visit: 14.11.2017

Neighbours checked: Y

Additional neighbour notifications: N

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property, no. 100 Blacksmiths Crescent, Sompting is located within a residential area and compromises a two storey semi-detached dwelling, with a side garage linked to the main dwelling by a covered way, and there is a single storey extension to the rear. The property is on a corner site, siding onto White Styles Road. Its largest part of garden area is situated on the side corner.

The rear contiguous property is a bungalow, and the street scene comprises predominantly two storey dwellings. A park is situated to the west of the application site.

The application seeks permission to convert the garage and covered way into living accommodation. In order to implement its use as residential accommodation, the garage door at the front (south), will be replaced with a window; a larger window will be installed at the rear (north); and a set of French doors will be put into the side (west) elevation.

Relevant Planning History:

S/46/80/TP/58066 Garage to side of property (incorporating covered way) **Approved 08.08.1980**

Consultations: None

Representations: Sompting Parish Council:

"Although the Council has no objection to this application 1335/17, looking together with AWDM/1336/17 under Lawful Development that we are unable to comment on, as a whole project considers it represents an unacceptable intrusion into the visual amenity of the neighbourhood and considers the proposed development to be un-neighbourly in the impact it would have on adjoining properties and the area as a whole."

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Adur Submission Local Plan (2016) Policy 15
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality and how the proposal affects the character and appearance of the Conservation Area.

Visual Amenity and Impact upon Character and Appearance of the Area

The proposed conversion and associated works to implement the use would under normal circumstance be deemed permitted development. However, planning permission is required as the approval for the garage and covered way in 1980 (S/46/80/TP), had a condition attached to the permission stating that the garage should be retained.

The application as originally submitted sought to remove the garage and provide a larger single storey extension. But the application has been amended to now relate only to the conversion of the existing garage and covered way.

The proposed works are considered to be reasonable in context with the existing dwelling and neighbouring property.

Residential Amenity

The application as a conversion will mean that the built form is no nearer to the contiguous bungalow to the north, and the use of the room created as a bedroom, would not demonstrably impact onto the existing residential amenities of the neighbouring property. The French doors will look out onto the larger piece of garden to the side and will not overlook the neighbour.

Recommendation

APPROVE subject to the conditions set out below.

1. Approved plans
2. Standard time limit

Informative

1. Approved following amendments

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

Case Officer: Eve Hearsey Date: 04.12.2017

Authorised by: Peter Barnett Date: 4 December 2017