Development Management - Delegated Officer Report

Application Number: AWDM/1624/19 Recommendation – APPROVE

Site: 25 Seventh Avenue, Lancing, West Sussex

Proposal: Application to remove condition 3 of previously approved L/177/97 to allow garage to be used as home office.

Date of site visit: 5th November 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached bungalow within a street of similar style properties. To the south is Grantsmead a cul de sac of detached two storey dwellings.

Consent was granted in 1997 for a side extension to the bungalow which included a hipped roof with rear dormer and proposed garage attached to the side. Condition 3 of this consent stated the following: - "The garage shall be used only as a private domestic garage for parking vehicles incidental to the use of the property as a dwelling and for no other purpose."

Consent is sought here to convert the existing garage into a home office and replace the garage door with a window.

Lancing Parish Council: - No objection

Consultations

Adur and Worthing Council – Environmental Heath – No comments

Private Sector Housing: - No comment

West Sussex County Council: The **Highways Authority**

Condition 3 relates to the use of the garage. The proposed use of the garage is for office purposes. The existing ground floor plan indicates that the existing garage measures circa 2.9 x 4.7 m. The current minimum standards for single garage are 3 x 6m as stated in Manual for Streets (MfS), including space for cycle storage. Seventh Avenue is unclassified no through road subject to 30mph speed limit. Seventh Avenue adjoins Grantsmead to the west which is also no though unclassified road subject to 30 mph speed limit. These roads are likely to be lightly trafficked; and on-street parking appears to be existing practice in broader location. The proposed floor and elevation plan partly demonstrates the remaining space within the dwelling, which appears to be 2 bedrooms. Based on this plan, I have

referred to our revised Car Parking Calculator which expects a dwelling of this size in this location would create the demand for 2 car parking spaces. Street view mapping indicates that the existing dwelling has frontage with a wide crossover and hardstanding that can accommodate this anticipated parking provision.
In conclusion, the existing garage dimensions do not meet current dimension recommendations, the dwelling also has additional off street car parking that can accommodate the anticipated demand. As such no highways concerns would be raised to the removal of this condition.

Representations

None received – no neighbours notified.

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 (February 2019)

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 highway safety and parking and residential amenity.

Visual amenity

The change to the garage door to a window will be visible within the street scene, it will have no adverse impact, there is much design variation between the bungalows within the street scene. Many have been extended and altered.

Residential amenity

The change from the garage to a home office will not result in any adverse impact to adjacent residents. As set out below there is no loss of parking provision proposed as two parking spaces are provided on the driveway and there is available on street parking in adjacent roads.

Highway Safety and Parking

The Highways Authority has no concerns with regards to the proposal. The garage was previously conditioned to remain to provide a parking space for the occupiers of the dwelling in 1997. The Highways Authority has advised that the garage does not meet the standard space required for a parking space. It is also unlikely it is being used for parking. There is adequate parking provision at the site and within the surrounding highway network and it is not considered that the changes will result in any adverse impact with regards to highway safety.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

3. The home office hereby permitted shall only be used for purposes incidental to the enjoyment of the existing dwellinghouse and not for the purposes of a business use involving the employment of staff or use of the office by people other than those living at 25 Seventh Avenue.
   Reason: In the interests of residential amenity and highway safety having regard to policy 15 of the Adur Local Plan.

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: 3rd December 2019

Authorised by: Peter Barnett Date: 3 December 2019