Development Management – Delegated Officer Report

Application Number: AWDM/1842/16 Recommendation – APPROVE

Site: 5 Edburton Gardens, Shoreham-By-Sea West Sussex

Proposal: Change of use of existing integral garage to playroom with associated alterations including increase in height of flat roof by 0.5 metres.

Date of site visit: 7.02.17

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application site is a detached two storey dwelling within a cul de sac of similar style buildings. As with the other properties within the street there is a front projecting flat roof garage with integral entrance. The other dwellings within the cul de sac have a similar design although there is some variation. For example the garages vary in size, no. 8 has an extended double garage with enlarged flat roof expanse. No. 3 to the west has the flat roof area enclosed with railings used as a balcony from the first floor. The garages also project to the front of the properties to a varying degree with variations to the main entrances.

Consent is sought to convert the existing garage at no. 5 to habitable accommodation as a playroom, the plans also show the internal layout to be altered also. External alterations include the replacement of the front up and over garage door with a window, with matching infill brick work. A new roof lantern is also shown which will project above the flat roof. The flat roof is shown on the plans as increasing in height by 500mm. This is to allow for the conversion of the space to a habitable room to insulate the space without reducing internal room height. The main entrance to the house is to remain the same. The rear section of the integral garage is to be converted into a separate utility room.

Representations: None received.

Relevant Planning Policies

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

Visual Amenity

The proposed works will be clearly visible within the street scene with the replacement of the up and over door with a front window, increased height of flat roof and installation of roof light/lantern. Yet the main flat roof will be retained and therefore the general character of the building and its setting within the cul-de-sac will be protected. The flat roof form and front projection will remain the dominant feature of the building. The alterations will not be detrimental in this case.

Residential Amenity

The proposed use of the garage space as a play room and utility will not result in any loss of light, privacy or overbearing impact in this case. The proposed window is to the front of the property. The height increase to the building is minimal and the roof light will not impact upon the amenities of adjacent dwellings.

Recommendation

APPROVE

1. Time limit
2. Materials to match
3. Approved plans

Informative

1. Proactive no amendments

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

Case Officer: Hannah Barker Date: 13.02.2017

Authorised by: Jo Morin Date: 14.02.2017