Development Management - Delegated Officer Report

Application Number: AWDM/1034/18 Recommendation – Approve

Site: 132A Brighton Road, Lancing

Proposal: Conversion of garage to exercise room/office/secure storage.

Date of site visit: 18.9

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a three storey building on the south side of Brighton Road. The ground floor consists of an integral garage and utility/WC with undercroft parking in front. The application is seeking permission to convert the garage into a non-habitable room (office/gym/store), replacing the garage door with a brick wall containing one window.

Relevant site history

132C - 1787/16 - Change of use of integral garage to office/gym/secure storage area (non-habitable) with associated alterations to front elevation. Granted 13.1.17

L/34/05 – Demolition of existing dwelling and erection of 3 houses – approved with conditions requiring parking spaces to remain for the purpose of parking of vehicles; preventing habitable rooms from being below 4.7m AOD and preventing future alterations to the building.

Consultations

West Sussex County Council: '*The application is considered acceptable in Highways terms. The proposal does generate the loss of a single parking space; this is not considered to be a severe highways safety concern in this location however given the sustainable nature of Brighton Road.*

The dwelling will still retain the two parking spaces fronting the property, which are currently in use and there appear no concerns with this practise.

It is anticipated that secure cycle storage could still be accommodated within the exercise/secure storage/ study room.

Alternative sustainable methods of transportation are available nearby in the form of bus services which run along the A259 within walking distance of the proposal site. This operates regular routes to Littlehampton, Goring by Sea, Worthing and Brighton. Rail services operate from Lancing Railway station, a 7minute cycle from the proposal site.

Based on this consideration, no highways safety concerns are raised to this proposal.'

Environment Agency: '*Thank you for consulting the Environment Agency. However in line with the External Consultation Checklist we will not provide any response to applications that fall outside of the checklist and this applications falls outside of it. Therefore we have no comments to make.'*

Lancing Parish Council: No objection.

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 (2018)

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 proposal will replace a garage door with bricked up walls and a window. No. 132c has recently carried out a similar conversion and replaced the garage door with a window. It will not cause visual harm. The front wall is set back from the road within an undercroft and will not be prominent in the street scene.

Residential amenity

The proposed internal change of use of the room will not cause harm to neighbouring residential amenity.

Parking and access

There is no highway objection to the loss of the garage as sufficient space exists on the hardstanding in front of the property to park two cars, as well as on street, to cater for any parking demands generated by this property.

Flood Risk

The site lies in Zone 3a. This is the highest category of flood risk and its location means residential habitable space should not be provided on the

ground floor. This proposal seeks to use the garage for only storage or as an office/gym rather than as habitable accommodation. Consequently, human health would not be put at greater risk by this proposal.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. Room to be used as office/gym/secure storage area only and shall not be used as habitable accommodation (i.e. bedroom or living room).

Is recommendation contrary to letter(s) of representation? No

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: MOK Date: 18.9.18

Authorised by: Peter Barnett Date: 19 September 2018