Application No.: ADC/0010/08 Recommendation – Permit Application

Site: 126 Old Shoreham Road, Shoreham-by-Sea, West Sussex

Proposal: Conversion of Part of Detached Garage at Rear into a Garden Room.

The Application

The application site contains a double storey mid-terrace dwelling with cream render walls and an up-and-over clay tile roof, located on the east side of Old Shoreham Road within the built up area of Shoreham.

Originally built in the 1930's the property has subsequently been modified a number of times including a single storey rear extension in 1975 (SU/64/75), and a loft conversion including installation of a rear dormer (under permitted development rights) in 2005.

In 1979 an application to replace the existing single bay garage with a double bay structure at the end of the rear garden (accessed via a rear laneway that intersects with Connaught Avenue), was approved with a condition requiring no business, trade or professional use being carried on in the garage, and that the structure be solely used for purposes incidental to the enjoyment of the private dwelling (Condition 2 – SU/235/79/TP).

In 1991 a further application to then demolish the back wall of the garage and double its length was approved with a condition requiring that the structure be used as a private domestic garage in connection with No.126 Old Shoreham Road and no other purpose (Condition 2 – SU/72/91/TP).

The current application involves partitioning the structure into two halves and the installation of a toilet so that the western half of the structure (the newest portion and that closest to the parent house) can be used as a garden room rather than simply parking.

Surrounding development is almost exclusively double storey terrace style dwellings, a number of which have large detached garages at the end of their rear gardens used for non-commercial type activities.

Consultations and Representations

Third Parties: No representations have been received on the application.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plans 2001-2016 (WSCC 2005):

LOC1, DEV1

Adopted Adur District Local Plan 1993-2006 (ADC 1996):

AG1, AH7 & Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No. 3 'Extensions & Alterations to Dwellings'

Planning Assessment

Policies

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

With respect to detached garages Council's Development Control Standard No.3 states that where they are clearly visible from a public highway they should usually reflect the style and character of the dwelling and not be excessive in scale. Flat roofs for prefabricated non-matching garages may be acceptable in positions more concealed from public view.

Visual Amenity, Character & Appearance

The only alteration to the appearance of the structure is the replacement of an existing door and window in the wall that faces the parent house, with an enlarged 3.5m opening containing a bi-folding double glazed door. All other works are internal to the structure.

As the affected portion of the structure is neither visible from the highway (to the front of the dwelling) or the rear laneway, the proposal poses no impact on the visual character of the structure or the surrounding street scene.

Residential Amenity

The principal motivation behind imposition of the conditions on both previous planning applications relating to the rear garage was an intent by Council (due principally to the size of the structure) to ensure that it continues to be used for uses ancillary to residential use of the primary dwelling and not a commercial operation. Conversion of the western half of the structure to a garden room does not conflict with that objective, although approval to the application is required prior to the commencement of that use due to the wording of condition imposed on the latest approval.

Use of the relevant portion of the structure as a garden room is unlikely to affect the residential amenity of adjoining properties, however the operation of a commercial operation might, hence the imposition of a condition along the lines of the original approval (simply excluding commercial operations rather than any other use than parking) is recommended in this instance.

Access & Car Parking

Imposition of the previous condition restricting use of the structure to parking was imposed at a time when Council enforced minimum parking standards as opposed to the current practice of setting maximums (as a means to encourage the use of alternative forms of transportation). The structure

retains the ability to accommodate the parking of two vehicles in accordance with County Council's current parking standards for a small terrace home. The condition imposed on the previous application can therefore be relaxed without any fear that the proposal will result in a lack of parking for the existing home.

Recommendation

APPROVE for the reason:- 1PPi

Subject to:-

1. C1Ci (Standard Time Limit)
2. C12Ei (External Materials to Match Existing) .. prior to commencement of the use as a garden room, be ..
3. No business, trade or profession shall be carried on in the modified garage or garden room hereby approved, which shall be retained solely for purposes incidental to the enjoyment of the private dwellinghouse.

   Reason: *In order to safeguard the amenities of adjoining residents having regard to* policies AH7 of the ADLP and DEV1 of the WSSP.

Case Officer: ..D. Reynolds..... Date: 28/1/08

PB 5/2/08