Development Management - Delegated Officer Report

Application Number: AWDM/2186/21 Recommendation – APPROVE

Site: 449 Upper Shoreham Road, Shoreham-By-Sea

Proposal: Conversion of carport to store and utility room with extension of canopy roof to front elevation, new roller shutter door to front and infilling of side and rear.

Date of site visit: 17th January 2022

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached two storey property with a flat roof single storey extension to the rear and a side two storey extension with carport at ground floor and rooms above. There is a detached garage to the rear of the property. Permission is sought to alter the rear extension with new flat roof and glazed doors in the side elevation. The detached garage is to be removed and the existing carport is to be enclosed to provide a W.C, utility and store at the front. A roller shutter door is proposed to the front.

Consultations

West Sussex County Council: The Highways Authority -

The proposal will not affect the access.

The existing garage and carport to be removed are below standards in dimensions. The LHA would not consider these to provide a parking provision for the site.

The proposal would not result in the loss of off street parking.

Upon inspection of the plans and supporting documents the LHA concludes that the applicant proposes to supply cycle parking within a cycle store as per the plans. This conforms to requirements set out by Manual for Streets (MfS) and WSSC guidance for covered, lockable storage. The LPA may wish to condition appropriately.

To summarise the LHA raises no concerns over the Cycle Parking.

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in ‘severe’ cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal.

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 (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers, the effect on the character and appearance of the area and highway and parking matters.

Visual amenity

The carport is currently open with gates to the front. The side elevation will be infilled to match existing and roller shutter doors are proposed to the front. It will appear as a garage ancillary to the main dwelling. There will be no adverse impact upon neighbours or street scene. The changes to the extension to the rear will not be visible.

The applicant has supplied details of the type of roller shutter door to be installed. This is conditioned below.

Residential amenity

The carport abuts the side boundary of the site. This is the rear boundary of the neighbouring property. The changes to the side elevation will be visible from this property however there will be no adverse impact. A new window serving the W.C is proposed however this will be obscurely glazed and will therefore not overlook. The removal of the garage building will be of benefit to both the occupiers of the existing property in terms of increased amenity space and also those adjacent increasing aspect and removing unnecessary development.

The side glazed doors will face toward the side boundary and will not overlook neighbouring properties to an unacceptable degree.

Highway Matters

The Highway Authority has no concern with the loss of the carport. It does not meet the requirements for parking provision. The store will provide cycle parking and off street parking will be unchanged to the property frontage.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match
4. No additional openings on the west elevation approved window shall be obscurely glazed.
5. Details of roller shutter door.

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: 22nd February 2022

Authorised by: Peter Barnett Date: 22 February 2022