Development Management – Delegated Officer Report

Application Number: AWDM/0508/24 Recommendation: APPROVE

Site: 50 Anchor Close, Shoreham-By-Sea, West Sussex

Proposal: Proposed single storey extension to rear of attached garage and conversion of existing garage to create additional habitable floorspace

Date of Site Visit: 13th May 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a two storey end of terrace property with an attached pitched roof garage to the side. It is within an estate of both houses and flats on Shoreham Beach. There was a condition which limited the use of the garage to parking of vehicles and storage only and not for living space. Therefore consent here is required for the change to the garage space to a habitable room and also a hipped roof gabled extension to the rear of the garage. The entire floor area will create an open plan kitchen dining room. A window will replace the garage door to the front and roof lights are proposed to the front roof slope and the side of the rear extension.

West Sussex County Council: The Highways Authority: -

The proposals will result in the loss of a single-bay garage. However, I would note that the proposed garage does not meet the minimum internal specifications for a single-bay garage of 3m x 6m as outlined in Manual for Streets (MfS). Therefore, the LHA would not consider the existing garage for parking provision, as it may not be of sufficient size to accommodate modern sized cars. It is not unreasonable for the LHA to assume the garage could be being used for other purposes, such as storage. As such, no concerns would be raised regarding loss of existing parking provision. One existing parking space is to be retained on the driveway fronting the site. Any overspill parking generated by the dwelling could be accommodated on-street, as per the likely existing arrangement. In summary, 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 115), 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 (December 2023)
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 and the effect on the character and appearance of the area.

Visual amenity

The change to the garage with replacement window will be visible within the street scene, the window and brick work will match the existing building. The rear extension will be inline with the rear of the existing building. There is a footpath to the side of the dwelling and the rear extension will be visible from here, however the alterations and extensions are modest in scale and in keeping with the appearance and scale of the building. There will be no harm to the character of the street scene and surrounding locality.

Residential amenity

The changes will be visible from neighbouring properties, however due to the scale and siting there will be no harmful impact. The rear extension will be visible from the rear of properties to the south yet no loss of light, privacy or outlook will occur.

The extension infills to the rear of the garage and therefore will not be visible from the attached dwelling to the north. No adverse impact will result.

Highway and Parking

It is noted that the condition restricting the use of the garages from being changed to living space was necessary to ensure that ample parking provision remained within the estate. However it is accepted here that the existing garage is not large enough for a standard vehicle and is used for storage. There is also a parking space to the front of the garage which will be retained for use by the occupiers. It is therefore acceptable to allow the conversion to living space without creating any highway safety concerns or pressure on street parking.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

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: 15th May 2024

Authorised by: Peter Barnett Date: 15 May 2024