Expires 9/12/08.

Development Control – Delegated Officer Report

Application Number: ADC/0497/08 **Recommendation – Permit Application**

Site: **86 Parkside Shoreham-by-Sea West Sussex BN43 6HA**

Proposal: **Conversion of attached garage to a livingroom/bedroom (removal of condition 4 of SU/43/94)**

The Application

The application site is a detached house located on the east side of Parkside, Shoreham. The house has a garage attached to the north side with a pitched facade integrated into the main front porch. This garage received planning permission under SU/43/94/TP with a condition (No.4) attached restricting its use solely for the parking of vehicles.
This application seeks permission to relax this condition in order to be able to convert the garage into a bedroom/living area. A new window is to replace the garage doors with the base infilled with rendered brickwork to match the main house.

Consultations and Representations

Third Parties

The Parkside Residents Association have raised no objection subject to the use of matching materials. Concern is however raised over the discharge of water from the existing hardstanding onto the road and a condition is requested to introduce measures to prevent this. Likewise a condition is requested to require contractors vehicles to be sited off-street.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies) AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and 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.

Visual Amenity
The garage door will be replaced by a window 2.2m in width and 1.4m in height with similar overall appearance to the two other main windows on the front of the house. With the rendered brickwork filling in below it is not considered that the conversion will appear unsympathetic to the building or streetscene.

Parking
The garage is restricted under condition 4 of SU/43/94/TP for use solely for the parking of vehicles and no other use. This was presumably to ensure that all vehicles associated with the house parked clear of the unmade access road that forms Parkside. As current the property has a full hardstanding across the entirety of the front garden capable of holding at least three vehicles with comfort. It is considered that this is more than adequate to cater for the needs of the property in light of PPS1 guidance and meets the maximum parking requirements for such a property as set out in the Revised West Sussex Parking Standard.

Other Issues
The Parkside Residents Association have requested conditions to prevent surface runoff from the existing hardstanding onto the road and to require contractors to site vehicles etc onsite. It is not possible to request any measures to prevent surface run-off from the existing hardstanding as it is not being replaced as part of this application, nor does it relate directly to the conversion that is the subject of this application as must be the case. It is not considered necessary to demand contractors vehicles to site off street as, by the nature of the work proposed, the number of vehicles and amount of materials used will be limited and for a short period of time only. A condition such as this is usually attached to larger schemes which would impact on highway safety on much bigger and busier roads.

Recommendation

APPROVE for reason that :-

1PPii

Subject to:

1. C1Ci
2. C12Ei
3. C12F 'The proposed window shall match…'

Case Officer:.....

Date:17/11/08

PB 18/11/08