Development Management - Delegated Officer Report

Application Number: AWDM/0749/19 Recommendation – APPROVE

Site: 4 The Burrells, Shoreham-By-Sea

Proposal: Proposed garage extension and conversion to provide annexe. Alterations to include raising of roof and new door and window to replace existing garage door.

Date of site visit: 10th June 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached dwelling on the eastern side of The Burrells on Shoreham Beach. There is as existing a detached flat roof garage to the side of the dwelling. Consent is sought to convert this space to a one bedroom annex for a family member. The development will include a 4 metre extension to the rear of the garage building. It will also include the raising of the roof height from 2.3 metres to 2.8 metres. The internal space will be divided to provide a bedroom, ensuite, hall and living room. A roof light is proposed, with high level windows facing onto the garden of the application site; a door and window are proposed to the front and patio doors to the rear. The building will be rendered to match the existing house.

Consultations

West Sussex County Council Highways Authority: -

The proposal is for the proposed garage extension and conversion to provide annexe. Alterations to include raising of roof and new door and window to replace existing garage door, it is located on The Burrells which is a Un-Classified Road subject to a 30 mph Speed limit. An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there have been no recorded injury accidents within the vicinity of the site. Therefore there is no evidence to suggest that the existing access is operating unsafely.

<u>Parking</u>
The applicant has not submitted any plans showing current parking arrangements but upon inspection of WSCC local mapping the LHA can determine that there is adequate parking space already present and does not impact upon the Publicly Maintained Highway.
Sustainability
The site is located in a sustainable location within walking and cycling distance to a range of public services, amenities and employment options. Bus and rail links provide a realistic travel opportunity for longer trips. It would not be anticipated that future occupiers of the dwelling would be reliant on the use of a private motor

vehicle. As a result, The Local Highways Authority (LHA) would like to see cycle storage space being implemented after the removal of the garage and shed.

Summary
The Local Highway Authority (LHA) does not consider that this proposal would have 'severe' impact on the operation of the Highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.
If the LPA are minded to approve the application, the following conditions should be applied:
Cycle Parking
No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.
Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Adur and Worthing Council: - No adverse comments

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 (February 2019)

Planning Assessment

Principle

The proposal comprises the conversion of an existing domestic garage building to an ancillary annex space for the use of a family member. This is acceptable due to the ancillary nature of the development provided that the building or use is not harmful to the visual or residential amenities of the locality.

Visual amenity

The garage building as existing is set back to the side of the property. It is currently visible within the street scene. The changes to the building, including the removal of the front garage door and raising of the roof, will be visible within the street scene. It is however considered that these changes will not be visually harmful or prominent. This is subservient development in relation to the main dwelling house. The development is not overly large in scale or footprint and the rear garden is ample in size to accommodate such a proposal without representing over development.

Residential amenity

The main property to be affected by the development is no. 6 to the north of the site. The garage as existing abuts the boundary with this neighbour. The increased height and depth of the building will be visible over the adjacent boundary. It is not however considered that this height and depth increase will result in any significant loss of light or overbearing impact which would warrant a refusal in this case. There will be no windows on the side elevation facing towards the neighbour and a condition is attached to ensure that no further openings are inserted here to protect the privacy of the adjacent residents and the occupier of the annex.

The use of the annex is ancillary to the main dwelling and is proposed to be used by a family member and not as an independent dwelling. It is considered that the nature of this use will be in keeping in character with the existing locality and the activity related to the use will be minimal and in connection with the household. There will be no local loss of amenity in relation to the proposed activity. A condition is attached to ensure that the use is ancillary.

Highway Matters

West Sussex County Council highways have advised that they have no concerns with the proposed use and ample street parking is available to the front of the site. They have recommended that cycle parking should be provided. Taking into consideration the scale of this use it is not considered necessary to attach such a condition in this case. A bike could be stored within the annex if necessary and within the garden space or property frontage.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the north elevation of the extension.
5. Ancillary use only

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: 11th June 2019

Authorised by: Peter Barnett Date: 11 June 2019