Development Management - Delegated Officer Report

Application Number: AWDM/0362/19 Recommendation – APPROVE

Site: 43 Upper Brighton Road, Sompting, BN15 0JQ

Proposal: Proposed single storey rear extension.

Date of site visit: 08.05.2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings:

The site comprises a semi-detached bungalow situated on the south side of Upper Brighton Road which is the busy A27 trunk road. The property appears vacant and unkempt. On this side of the road, the street comprises predominantly semi-detached bungalows.

The proposal seeks permission to replace the existing garden shed with a timber clad detached 'L' shaped structure at the rear of the garden, measuring 7.5m wide x 5m deep on west elevation and 4m deep on east elevation x 2.5m high.

The structure will be for carer accommodation.

Relevant Planning History:

AWDM/0131/15 Householder Application for permitted development for prior approval for single storey rear extension measuring 4.2m from rear wall of the original dwelling, maximum height 3.3m and maximum height of eaves 2.2m
Prior Approval is Not Required 21.05.2015

Consultations:

"Southern Water requires a formal application for a connection to the public foul sewer to be made by the applicant or developer. We request that should this application receive planning approval, the following informative is attached to the consent:

A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link https://beta.southernwater.co.uk/infrastructurecharges.

Our initial investigations indicate that there are no public surface water sewers in the area to serve this development. Alternative means of draining surface water from this development are required. This should not involve disposal to a public foul sewer.

Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers, it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk". "

Representations: Objection - 97 Berriedale Drive

- Height of the building is over and above that of the existing fence
- Length of south wall appears to cover the whole width of the garden
- Windows in south wall overlook my garden
- Will obscure glass be used for the windows
- Loss of privacy
- Concerns over noise from the occupant
- Concern that the fence and garden cannot be maintained from the rear and sides of the building
- Concern that the southern wall cannot be maintained because too close to fence

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 2019

Planning Assessment

Principle:

There is no objection in principle to the proposal which would a single storey detached annex in the rear garden. The key concerns are the effects on the residential and visual amenities on the neighbouring properties and the character of the locality.

Visual amenities:

The proposed building is shown to be positioned across the width of the garden at the rear, set off of the boundaries by 382mm at the rear south boundary with 97

Berriedale Drive; 656mm from the east boundary with no. 41; and 773mm from the west boundary with no. 45.

The structure will have a flat roof and its height including the plinth it is standing on, will be 2.5m which will be 500mm over the height of a garden fence. This falls within the permitted development tolerance for outbuildings and permission is only required in this case because of the nature of the use of the building.

The plans have been amended and the windows have been relocated from the rear (south) elevation to the sides (east and west) elevations. These windows will be high level with the cill height indicated as being 1.7m high to prevent overlooking.

The agent has indicated within his submission that the building will be used by a carer and will only be used at night, but when the building is occupied is not a matter for planning. To monitor such an occupation would not be possible or reasonable.

Residential amenities:

There are 3no. contiguous residential properties that may be affected by the proposal, no.'s 41 and 45 Upper Brighton Road, along with no. 97 Berriedale Drive.

It is not unusual to have sheds close to neighbouring boundaries, and it is considered that the proposed gaps of the structure to each of the boundaries will allow for maintenance, and furthermore as the structure is sited to the rear of the garden, its height will not be unreasonable with regard to no.'s 41 and 45. Because the windows are high level, it is not considered that they would result in any material loss of residential amenities to the neighbours to the east and the west.

No, 97 Berriedale Drive's rear garden abuts the garden of the application site, therefore the structure will be putting its widest elevation close to the boundary with that property. However, it is not considered that the 500mm projection above the fence line will result in unacceptable overshadowing onto that property. As the application has been amended to relocate the windows originally shown in the south elevation, there will be no overlooking to no. 97.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. No further window
4. Ancillary and not a separate unit of accom

Is recommendation contrary to letter(s) of representation? Y

Informative:-

1. Approved following amendment

Case Officer: Eve Hearsey Date: 23.05.2019

Authorised by: Peter Barnett Date: 23 May 2019