Development Management – Delegated Officer Report

Application Number: AWDM/1432/25 Recommendation: APPROVE

Site: 17 Berriedale Drive, Sompting, West Sussex

Proposal: Proposed single storey granny annexe in rear garden for family member.

Date of Site Visit: 12th January 2025

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a semi detached bungalow within a street of similar properties. There is a rear extension and a long rear garden. There is a shed and green house at the rear of the garden and space adjacent to the rear boundary where a former outbuilding has been removed.

Consent is sought for a flat roof building of block and brick construction. It is 3 metres in height, 6.5 metres wide and 4.6 metres in depth. The plans show a door and windows on the east elevation facing the garden and rear of the bungalow with a lounge, bedroom, bathroom and storage space. The annexe is required for the mother of the applicant to live in connection with the household in the host dwelling, being a dependent relative.

Consultations:

West Sussex County Council: The Highways Authority

No alterations are proposed to the existing vehicular access arrangement, whilst pedestrian access will utilise existing routes. The addition of a granny annexe is not anticipated to give rise to a material intensification of movements to or from the site. Existing parking and turning arrangements will also be retained, and these appear suitable to serve the proposed use.

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 116) and that there are no transport grounds to resist the proposal.

WSP Flooding Consultants: - Following review of the submitted information, we have no objection on surface water grounds. Due to the site, size, location, and type of development **we would recommend the approval of the application** with the following informative attached.

Informative 1: The application should consider the use of SuDS (such as rain gardens and water butts) where possible, within their drainage strategy to provide runoff betterment.

Southern Water: - If the applicant is proposing to use the existing connection, Southern Water has no objection to the proposed works.

Adur and Worthing Councils: Environmental Health: -

Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times.

Monday - Friday 08:00 - 18:00 Hours
Saturday 09:00 - 13:00 Hours
Sundays and Bank Holidays no work permitted

Any temporary exception to these working hours shall be agreed in writing by the Local Planning Authority at least five days in advance of works commencing. The contractor shall notify the local residents in writing at least three days before any such works.
Reason: To safeguard the residential amenity of the area

Sompting Parish Council: - Support application.

Representations

2 Representations have been received from the owner occupiers of no. 20 Berriedale Drive and a letter of support from National Annexe Planning Consultancy, NAPC.

Parking and Access – Do not object to the proposed development in principle. However appropriate conditions should be imposed to protect highway safety and residential amenity during the construction period.

- No storage of material on highway or footpath.
- No obstruction of the road, pavements or visibility splays.
- All deliveries take place within the site boundary.
- Any damage to the highway be made good by the developer.

There have been issues previously and any approval should have clear restrictions requiring all construction materials, equipment and waste to be kept within the owners property. Conditions should be imposed.

Support – ancillary accommodation for family member, sustainable, single storey, linked to main dwelling. Conditions added to ensure it remains ancillary.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 22

‘Supplementary Planning Guidance’ comprising: Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’’
National Planning Policy Framework (December 2024)
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, parking and access.

Visual amenity

The building is to the rear of the garden and is therefore not visible within the street scene. There is sufficient space on site and much amenity space will remain. There is a greenhouse and shed to the rear of the garden also. This development will not represent overdevelopment and is in keeping in scale and appearance with the local built environment. There are other outbuildings to the rear of neighbouring properties and limited to 3 metres in height this will not be clearly visible or dominant. The use of brick and block work is also appropriate here where there are a mixture of materials and finishes of buildings visible.

Residential amenity

Although the building will be visible from adjacent dwellings due to the long gardens it will not result in any harm with regards to loss of light, privacy or overbearing impact. The openings will face the rear of the host dwelling only. There is a slight drop in ground level to the rear so the rear elevation will be raised and visible; however no harm will occur.

The use as an annexe for a dependant relative will create activity to the rear of the property, however any occupier will be living in connection with those in the main house, likely sharing meals and activities. There may be additional visitors and trips to and from the site as a result; however within this residential context this will not be out of character or harmful to the residential amenities of the surrounding occupiers.

A condition is attached to ensure that the building will remain ancillary.

Highway Parking and Access

The Highway Authority has confirmed that there is no objection. There is off street parking to the front of the site and there will be no harm to highway safety.

There has been concern express from a neighbour with regards to highway safety as a result of the construction works. This has been discussed with the applicant who has confirmed that all matters will be adhered to, an informative has also been attached.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials brick and block work as shown on approved plans.
4. No openings on the south or west elevation of the building.
5. Ancillary use only.
6. Hours of work.

Is recommendation contrary to letter(s) of representation N

1.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.

2. The applicant should consider the use of SuDS (such as rain gardens and water butts) where possible, within their drainage strategy to provide runoff betterment.

3. The applicant is advised that all deliveries, waste and building equipment be stored at the application site and not on the highway.

Case Officer: Hannah Barker Date: 13th January 2025

Authorised by: Peter Barnett Date: 13 January 2025