Expiry Date – 9/9

Development Control – Delegated Officer Report

Application Number: AWDM/1346/21 Recommendation – Grant

Site: 29 Hawkins Crescent, Shoreham

Proposal: **Proposed annex in rear garden for family member (existing garage removed)**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 19/8

Site and Surroundings

This application relates to a semi detached bungalow on the north side of Hawkins Crescent. The bungalow has been extended into the roof space with a raised side gable and rear dormer. It also has a flat roofed rear extension.

As built it has a flat roofed detached garage just behind the house on its west side. No. 31, to the west has a paired driveway and garage in a similar position. No. 31 is on lower ground as The Crescent rises up eastwards.

The site is not in a conservation area and is not listed.

Proposal

Planning permission is sought to demolish the garage and to add a flat roofed single storey annex building in its place. The new building has a larger footprint than the garage. It is 7 metres long by 4 metres in width and 2.5 metres high. It sits 500mm off the boundary with No. 31 and 1 metre behind the parent building.

The annex has a separate bedroom, kitchen/living room and separate bathroom.

Relevant Planning History

ADC/0218/08 - Single storey rear extension and loft conversion including front and rear dormers and extension of roof from hip to barn hip end. Granted.

Consultations

Environmental Health: '*The development is a self-contained unit of accommodation, which only measure 28sq.m as opposed to the national technical space standard of 39 sq.m.*

If we are minded to approve the application, then a sufficiently robust condition must be put in place limiting its use to family closely associated with the occupants of the main dwelling to prevent substandard dwellings entering the general housing stock as privately rented or owned.'

Tech Services: No objection on flooding grounds. Surface water drainage should be designed in accordance with Building Regs.

Highways: No objection. Cycle parking to be provided.

Southern Water: A public sewer may cross the site and permission to connect will be required. There do not appear to be surface water drains in the area. Surface water should be drained in accordance with the Building Regs hierarchy

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2021
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 1 - Space Around Dwellings and Development Management Standard No. 2 - Extensions and Alterations to Dwellings'.
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Character

The structure replaces a garage in a similar position behind the house. It will not be hugely visible from the street. Its scale is consistent with permitted development for domestic outbuildings.

It will not be harmful to character.

Neighbour amenity

The new building will sit alongside the garage at No. 31. It will extend beyond the rear wall of 31's garage by approximately 2.5 metres, 500mm off the boundary and 2.5 metres in height. It is due north of No. 31 so, notwithstanding the difference in ground level, it is not considered that its scale and position will cause significant harm to the living conditions of neighbouring occupiers. The south side window shown is

conditioned to have a cill level a minimum of 1.7 m off floor level to avoid overlooking of No. 31's garden. It is well removed from the boundary with No. 27.

The annex is intended for occupation by the homeowner's mother. It is within 1 metre of the main dwelling and interaction between the parent building, its garden and the annex is intended to be daily.

Subject to ancillary occupation only it is not anticipated that an annex in this position would be harmful to neighbour amenity and would not risk occupation as a primary residence. It is conditioned accordingly.

Highways

As ancillary to the parent building no highways objection is raised. There is forecourt parking for 2/3 cars. Access to the rear garden will remain available down the driveway and there is a garden shed capable of accommodating bicycles.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *3 years*
3. *Incidental use only*
4. *Materials as specified*
5. *west side window fixed and obscure*
6. *No additional windows*

Informative

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.

Is recommendation contrary to any representations? No.

Case Officer signed: MOK Date: 26.8.21

Authorised and signed by: Peter Barnett Date: 26 August 2021