expires 2/7

Application Number: ADC/0243/08 Recommendation – APPROVE

Site: 16 Cokeham Lane, Sompting

Proposal: Conversion of detached garage at rear into a residential annexe (for use by owners of existing bungalow)

The Application

The application property is a detached hipped roof bungalow on the west side of Cokeham Lane. The proposal is to convert and extend a detached garage at the bottom of the rear garden into living accommodation for use as an annexe.

The garage is presently flat-roofed with rendered walls and the proposal will involve the construction of a pitched hipped roof and the insertion of new windows and doors. Internally, the accommodation provided will consist of a studio flat comprising a lounge/bedroom and kitchen and separate shower room/wc.

Consultations and Representations

Environmental Health – No objection but recommend limiting use to owners or immediate family only, not for rental to third party.

Third Party Representations – 1 letter received from occupant of 9 Osborne Close (at the rear of the site) stating no objection provided it remains as a single storey building

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, CH1, DEV1
Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AH7

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.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states

that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Character and Visual Amenity

The garage is located on the western boundary at the rear of the garden, 10m from the main bungalow. To the west lies a garage compound which screens the building from the properties beyond. The new roof will raise the height of the building to 3.8m (from 2.8m) at its highest point, but its impact will be mitigated by its hipped design. New doors are proposed for the east elevation, facing the bungalow at 16 Cokeham Lane, with replacement windows on the west elevation facing the garages at the rear and a new window replacing a door on the southern elevation. The north elevation facing the closest neighbouring property will remain blank. It is not considered that the works will have any adverse impact on neighbouring properties.

The building is to be used as an annexe and would be self-contained, capable of independent use. It is important that a condition be imposed preventing its occupation by third parties unconnected to the parent property.

Access and Parking

The property has a further garage on its north side which was built last year. The garage subject of this application is inaccessible by vehicles and its loss would not have an adverse impact on parking provision within the property.

Recommendation

APPROVE for the reason:

1PPi

Subject to

1. C1Ci
2. C12Ei
3. C5E

Case Officer ..... Date 6/6/08