expiry 19/10/07

Development Control – Delegated Officer Report

Application Number: ADC/0530/07 **Recommendation – Permit Application**

Site: **144 Western Road Sompting Lancing West Sussex**

Proposal: **Demolition of existing garage and replacement with single storey detached building for use as 1 bed granny annexe**

The Application

The site is located within the built up area of Sompting, a detached two storey dwelling within a residential location. There are similar detached two storey dwellings either side of the site with an area of open space on the opposite side of the highway. The dwelling has hard standing to the front of the property enclosed by a dwarf wall. There is a vehicular access to the north side of the property which leads to an existing flat roof garage. There is also a conservatory extension to the rear of the dwelling which is in close proximity to the existing garage leaving a 0.6 metre gap for pedestrian access to the rear garden.

Permission is sought to demolish the existing flat roof garage and to build a pitched roof single storey building slightly larger in footprint than the existing structure. It is proposed that this building will provide one-bedroom self contained accommodation for a single dependant relative, a living room, bedroom and bathroom with small entrance hall area. The annex has a separate entrance to the front, windows face south onto the rear garden of no. 144 Western Road and there is rear patio doors onto the garden to the east towards the rear boundary of the application site.

Consultations and Representations

County Transport Planning Services: - No objection – a suitable condition should be attached to any consent restricting the occupancy of the dwelling so that it can be only used as a residential annexe to the main house and not 'let' or used as a separate dwelling house by a third party. Conditions should also be attached to ensure that contractors vehicles, plant and materials used in constructing the building are stored clear of the public highway during the course of construction.

Third Parties: - No third party representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC1, ERA1, ERA4, DEV1, DEV4-5
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AP3, AH7
Development Control Standard No. 3 'Extension and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development' (ODPM 2005)

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 to dwellings should be designed so as not to result in an unacceptable degree of overlooking, loss of natural light or overbearing effect on neighbouring dwellings, and to be of sympathetic design and materials to the original dwelling and the area in general.

Principle of Development

The proposal falls to be considered against policy AH7 of the Adur District Local Plan as a result of policy AH8 not being saved and therefore no longer being relevant or having any material weighting for development control purposes.

It is considered that the principle of development in this case is acceptable in the light of policy AH7. The proposed annex is in close proximity to the main dwelling house within its curtilage and has shared amenity space, access drive and parking area. It is therefore the view that this proposal will not allow for the possibility of the future use of this annex as a separate unit of accommodation due to the close proximity to the main house, there is also scope to convert the building to a garage or other accommodation ancillary to the main dwelling should future requirements change. A condition will be attached to restrict the use of the proposed building to be incidental to the enjoyment of the main dwelling house only and not for use as a separately rented or sold residential unit.

Residential Amenity

The adjacent detached two storey dwelling to the north of the site, no. 146 Western Road has a shared double vehicular access with no. 144. The proposed annex is adjacent to the boundary of the site, at no. 146 there is an existing

garage building which runs along the boundary of the site with an additional pool building to the rear. These existing buildings therefore would screen the proposed building from the neighbouring garden.

The additional noise and activity created as a result of the proposed annex is not considered to be significant and therefore would have no adverse impact on the residential amenities of the occupiers of the surrounding residential properties.

Visual Amenity

The proposed building will be visible within the street scene, although it is set back from the front of the main dwelling house by 10.5 metres and from the front boundary by 20 metres. The proposed front entrance door to the annex will be visible also, however it is considered that the subservient scale and siting of the building in close proximity to the main house and set back from the highway will have no adverse impact on the visual amenity and character of the surrounding built environment.

Parking

The proposal will result in the loss of a garage, however there is of street parking available on the site for at least 3 vehicles and it is not considered that the proposal will resulting in the need for additional off street car parking in this case.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei
3. The annex building hereby permitted shall be used only as accommodation ancillary to the main dwelling house 144 Western Road, Sompting and shall not at any time be sold or rented as a separate unit of residential accommodation. Reason: - To protect the residential amenities of the occupiers of the surrounding properties and to accord with policy AH7 of the Adur District Local Plan and policy DEV1 of the West Sussex Structure Plan.
4. C9N

Case Officer.....Date....4|10|07.

CAA