Development Management – Delegated Officer Report

Application Number: AWDM/0850/20 Recommendation – Approve

Site: 40 Connaught Avenue, Shoreham-By-Sea, West Sussex

Proposal: Conversion of existing garage into self contained annexe, including single storey side extension and verandah to east, including raising of roof height to 2.92m.

Date of site visit: No site visit, use of photographs and Google Maps.

Neighbours checked: Y

Site, Surroundings and Proposal

The property subject of the application comprises a semi detached two storey property with rooms in the roof. As existing there is a detached single garage set back to the side of the property, adjacent to the northern boundary. Consent is sought to increase the height of this garage from 2.6 metres in height to 2.92 metres, the flat roof design will remain. Also proposed is an extension to the south within the garden area to provide an annexe building for dependent relatives.

The plans show a sitting room and kitchenette, bedroom and shower room. The main outlook and access to the building is onto the rear garden of the main property. A roof overhang with verandah is proposed on the southern side.

The annex is required for the applicant's parents whom the applicant currently cares for in Brighton. Their needs are increasing and increased levels of physical and mental support is required. It will allow independent living whilst giving the benefit of living in close proximity to the family.

Representations and Relevant Consultation Responses:

Representations: - none

Southern Water: - Recommend that standard informative be attached.

Environmental Health: - Construction Management Plan and Hours of work recommended.

Drainage Engineer: - The application is within flood zone 1 the site is also not shown as being at risk from surface water flooding. We therefore have no objections to the proposals from a flood risk perspective. The application only includes minor changes in impermeable area, we therefore have no conditions to request. Any proposed alterations to surface water drainage must be designed and constructed in accordance with building regulations

West Sussex County Council Highways: -

The LHA wish to tell the applicant that MfS and WSCC guidance also considers the utilities a garage provides, specifically the cycle storage aspect. With the conversion of such space, the opportunity is hindered for any future occupiers of either dwelling to store cycles. As such, the LHA requests the applicant demonstrate cycle storage for both the existing and proposed dwellings in accordance with WSCC and MfS guidance for covered and lockable cycle storage facilities. To summarise the LHA raises no concerns over the Vehicle Parking. However, a modification for cycle parking is sort.
In principle the Local Highways Authority (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. However, the LHA require a modification regarding the Cycle Parking, as described above.

Relevant Planning Policies:

Adur Local Plan Policy 15 (2017)
The National Planning Policy Framework 2018
National Planning Practice

Planning Assessment:

The main issues raised by this proposal are the impact upon the adjacent neighbours, the future occupiers of the annex, the character of the street scene and local area and highway and parking matters.

Residential Amenity, Existing and Future Occupiers

The annex building will not be attached physically to the main dwelling. There will not be any internal link and the building can be accessed separately via the side of the dwelling. This gives rise to the potential for the building at the current time and in the future to be used independently as a separate unit of accommodation which could potentially be let or used by those who are not family members and give rise to a use which is not ancillary to the main dwelling.

Due to the nature of this proposed development it was deemed necessary here to secure the use via a Section 106 Unilateral Planning Obligation. This legal agreement requires that the use of the annex is ancillary to the main dwelling and used by family members only.

The main property to be affected by the proposal is the adjacent dwelling to the north, no. 38 Connaught Avenue. There is a smaller garage at this property adjacent to the garage at no. 40. However the majority of the development will be to the rear of the garage along the boundary of the garden at no. 38. The annex building as increased in height will be visible from the neighbouring property as it will be higher than the boundary treatment. Yet due to it being towards the rear of the garden away from the rear of the dwelling house it is not considered that the impact will be such to warrant a refusal in this case. Despite the small increase in height the impact will not be detrimental, there will be no loss of light or overbearing impact. There are no windows on the side elevation which will overlook the neighbouring property. The main extension is screened from the neighbours at no. 38 by the existing garage.

To the south is no. 42 the neighbouring attached dwelling, the main windows in the annex and extension face toward the boundary with no. 42. However due to the distance of the width of the plot it is not considered that this overlooking will be detrimental and it is onto the side boundary and not direct overlooking to the rear of the neighbouring dwelling. This relationship is considered acceptable.

Due to the use of the building being an occupied annex there will be additional noise and activity associated with such a use. Yet this would not be to a degree to be detrimental to the amenities of the adjacent occupiers. This domestic, ancillary use is not considered to be harmful within the overall context of this residential locality.

There could be the potential here that this annex building could in the future become an independent residential dwelling. This would be harmful to the occupiers of the proposed annex, main host dwelling and potentially neighbouring dwellings should this occur. This would also be detrimental to the character and appearance of this residential locality resulting in over development. As stated above the Planning Obligation is required.

As recommended by Environmental Health the hours of work condition has been attached. In the light of the limited scale of development here and the available space within the rear garden and the existing garage building whilst it is being converted a Construction Management Plan is not considered necessary here.

Visual Amenity and Character of the Dwelling and Surrounding Locality

The annex building will be set back to the side of the host dwelling within the rear garden. It will not be clearly visible within the street scene. The overall footprint of the annex is not considered to be overly large in relation to the plot size, the length of the building is significant along the boundary yet its impact is limited and the depth is as existing. When considering the internal layout and use of the floorspace the space is not overly generous for a couple. The proposed scale and footprint is acceptable.

As restricted the building would not be an independent dwelling and will be occupied by a family member of the host dwelling within a caring family setting whilst allowing the relatives to have some independence and separation from the main house. There would be no significant impact upon the surrounding locality in terms of residential and visual amenity and character. It does not represent over development within the context of the proposed need. The limited roof height with flat roof domestic, subservient appearance contributes to its subtle impact within the context of the surrounding locality.

The plans show the building to be clad with Marley Eternit Cladding in white, the windows will be white uPVC. This is considered acceptable within this residential location. The building is set back to the side of the dwelling and will not be overly prominent.

As stated above additional noise and activity may occur due to the proposed annex and living arrangements however as restricted this activity would be closely linked to

the main dwelling and would not be to such a degree to be to the detriment of the residential character of the locality.

Highways

Comments from the Highways Authority are set out above. Car parking requirements can be provided sufficiently to the frontage of the dwelling house. The garage as existing does not provide any car parking therefore there is no loss as a result of the conversion. A condition in relation to cycle parking is not considered necessary in this case, due to the ancillary nature of this use and also the available space within the rear garden to provide such storage should there be a requirement as part of the host dwelling.

Recommendation

Approve subject to the Section 106 Unilateral Planning Obligation and subject to the following conditions: -

1. Approved Plans

2. Time limit

3. Materials

4. The annexe accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of the property (40 Connaught Avenue) as a whole as a single dwellinghouse and shall not be used as a separate dwelling.

5. Hours of work Mon-Fri 08:00- 18:00, Sat 09:00 – 13:00, Sunday and Bank holidays no work permitted.

6. No windows on north west side elevation.

Informative

1. Proactive without amendments.
2. Southern Water connection

Is recommendation contrary to any representations? N

Case Officer signed: Hannah Barker Date: 8th September 2020

Authorised and signed by: Peter Barnett Date: 8 September 2020