Development Management - Delegated Officer Report

Application Number: AWDM/0538/22 Recommendation – Approve

Site: 28 Hawkins Road, Shoreham-by-sea

Proposal: Single storey extension to provide a garden annexe

Date of site visit: Not visited. Use of Google Maps and previous site photos

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached bungalow with detached garage in the rear garden. It is proposed to demolish the garage and construct a rear extension to be used as an annexe for a relative. It is to be linked to the house with internal doorways.

The extension will measure 12.3m deep and will be positioned on the SW boundary with 30 Hawkins Road, partly in place of the garage. The annexe will be flat roofed and will be fully self contained. It is to have a white render finish.

The application follows a previous refusal for a larger, detached annexe which incorporated the garage and extended further into the rear garden.

Relevant Planning History

AWDM/2148/21 - Garage conversion and extensions to front and rear to form a self contained annex - refused

Consultations

None

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)
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 and the effect on the character and appearance of the area.

Visual amenity

The extension will replace the garage and will be partly visible from the front, albeit set back at the rear of the property. It will not cause visual harm.

While long, at over 12m, it partly replaces the garage and retains adequate garden space at the rear without appearing cramped or overdeveloped.

Residential amenity

The extension will run along the boundary with the neighbour to the SW (No.30). Being to the NE of the neighbour it will not result in loss of sunlight. It will run alongside a couple of outbuildings in the neighbouring garden and there will be a minimum 2.6m between the annexe and the side of No.30. No harm will arise.

The neighbour to the NE (No.26) is not affected due to the separation involved, being 7.3m from the boundary. There are windows facing towards No.26's boundary but there is an existing hedge on the boundary to protect privacy.

There is a school to the rear which is unaffected.

The use of the annexe can be controlled by condition in this case to ensure that it remains ancillary to the main dwelling. The internal link and attached nature of the annexe will help in this regard,

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials
4. Ancillary only.

Is recommendation contrary to letter(s) of representation? N

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.

Case Officer: Peter Barnett Date: 25 April 2022

Authorised by: Gary Peck Date: 25 April 2022