Development Management - Delegated Officer Report

Application Number: **Recommendation – Pending**
AWDM/1038/11

Site: **Single-storey hobbies room and sunroom in rear garden**

Proposal: **49 Annweir Avenue, Lancing, West Sussex BN15 9NE**

Date of site visit: 13.12.11.

Neighbours checked: Y

Proposal
The application property is an end of terraced house located on the eastern side of the road, within the built-up area of Lancing. The dwelling is a 1930's house with brick ground floor and rendered first floor. It is position parallel with the street, to the south of 4 pairs of houses sited to create a open mid point along the street, along with another 4 pairs on the west side.

Permission is sought for a single-storey, flat-roofed outbuilding in the rear of the garden. The building would serve as a hobbies room for table-top models, photographic projects, painting, and storage of vinyl records, in addition to being a used as a seating area/sun room. The outbuilding would be 4.7m wide, by 9m deep, by a maximum of 2.7m high (dependent on ground levels).

The neighbour to the north (No.47) is one of the semi-detached houses which address the street in an angled manner, adjacent to the more open part of the road, and is more set back within the plot that the application dwelling. It has two sheds on a hardstanding area at the rear of the garden. To the south the attached house follows the building line of the application house, and it has a garage towards the rear of the garden. To the rear of the houses in this part of the street is the NW corner of Lancing FC football pitch. It is surrounded by a 4m high mesh fence, and separated from the rear of the houses by a vehicular access track providing access to the rear of the houses.

Consultations and Representations

Lancing Parish Council: No obections, although request that a condition be imposed to prohibit the room being used as a habitable dwelling.

Third Parties: There have been no third party objections to the proposals.

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies):
AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising:
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
South East Plan: CC1, CC6, BE1

PPS1 ‘Delivering Sustainable Development (ODPM 2005)

Planning Assessment

Visual amenity
The proposed outbuilding would have a height that would be a maximum of 2.7m from the ground level of the garden. The height is therefore considered to be relatively modest in comparison to the 1.8m and 1.6m high boundaries separating the structure from the neighbouring gardens.

The applicant proposes to externally cover the block work in painted render, which would be sympathetic to the rendered finish of the dwelling and is considered acceptable in terms of how it would relate to the palette of materials in the surrounding area.

The existing garden is 28m in length, and has to its rear a hardstanding with a shed erected on it. The applicant proposed to move the shed to the very rear of the garden and erect the outbuilding adjacent to it. Consequently the outbuilding would extend 10.7m from the rear boundary of the garden and retain a garden area of 17m from the rear of the existing house, and the west elevation of the outbuilding.

There are other examples of garages and outbuildings at the rear of the gardens on this side of Annweir Avenue, all of which are served by the vehicular access that runs alongside. Many of the structures are not as long as that which is proposed here, however a number have either pitched or flat roofs which are taller and consequently have more visible bulk. It is considered that given the relatively low profile of the roof and the amount of garden area retained that the outbuilding would not appear overly cramped within the site or out of scale.

Residential amenity
As described the outbuilding would project 10.7 from the rear boundary of the site, which would result in the west facing glazed doors of the sunroom / seating area from being 18m from the rear elevations of the two adjacent houses (No’s 47 & 51). Whilst the above DC Standards require that facing windows of dwellings should retain a distance of 22m to ensure privacy is protected, in this case the outbuilding is ancillary to the main building, rather than being a main dwelling, and it is not therefore considered that such separation should be required. The use of the building is likely to be only sporadic in association with the hobbies themselves, and whilst this may be at any frequency, it is considered that the boundary treatments and ancillary nature of the building would ensure that there would not be a loss of privacy to the rear rooms of the neighbours properties.

The building’s height would be modest at a maximum of 2.7m, and the application was only made as a result of uncertainty regarding ground levels and the final height of the building, (a 2.5m high outbuilding would not have required permission). The flank walls of the building would be seen above the 1.8m & 1.6m high fences of the adjacent gardens however it is considered

that these would not adversely affect the outlook, amount of sunlight to No's 47 & 51.

Recommendation

The proposed hobbies room would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or policies of the South East Plan (CC1, CC6, BE1).

Subject to:

1. Standard 3 year time limit
2. Exterior of outbuilding to be rendered finish, windows and doors in white uPVC, and flat roof to be felt covered unless otherwise agreed in writing with the LPA.
3. The outbuilding hereby permitted shall only be used for purposes incidental to the enjoyment of the existing dwellinghouse and not for the purposes of primary living accommodation (bedroom, livingroom, diningroom or kitchen).
   Reason: *In the interests of residential amenity having regard to saved policy AH7 of the Adur District Local Plan.*
4. Permission relates to approved plans:
   Drawing No: 1 Location and Site Plans. Date Received: 06.12.11
   Drawing No: 2 Plan. Date Received: 06.12.11
   Drawing No: 3 Elevations and section. Date Received: 06.12.11
   Drawing No: 4 Detail Sections. Date Received: 06.12.11

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

Case Officer: Carlos Hone Date: 06.01.12

Authorised by: Jo Morin Date: 6 January 2012