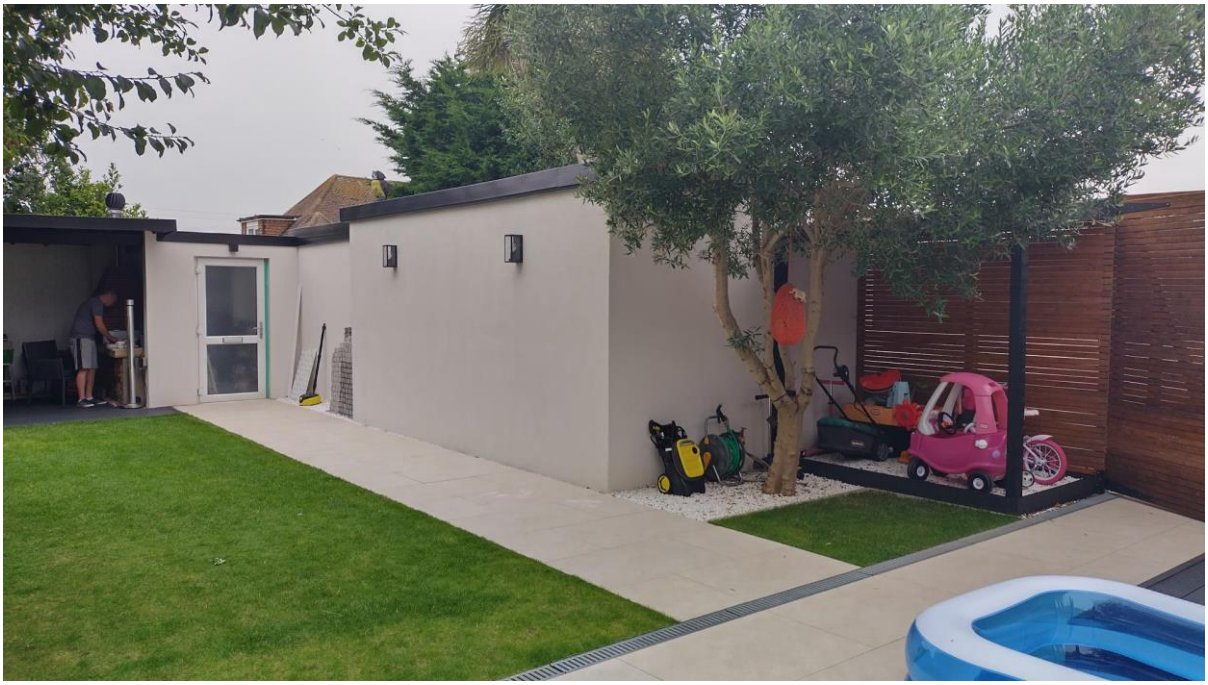
**TOWN & COUNTRY PLANNING ACT 1990**

**29 MILTON DRIVE, SOUTHWICK, BN42 4NE**

# OUTBUILDING WITH ANNEXE ACCOMMODATION IN REAR GARDEN

# (PART RETROSPECTIVE)



## PLANNING, DESIGN & ACCESS STATEMENT v.1

**12 August 2024**

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## 1. SITE AND PROPOSED DEVELOPMENT

1.1 29 Milton Drive is a semi-detached bungalow with converted loft space, situated in a suburban residential street in Southwick. The property is surrounded by other semi-detached dwellings, built as a single estate back in the mid 20th century.

1.2 The bungalow has white painted and rendered walls, and a plain clay tile roof. It has been extended to the rear under Part 1, Class A permitted development rights.

1.3 An L-shaped, detached outbuilding has been built in the rear garden. Part of the outbuilding serves as a tool shed. The remainder contains a shower room with WC, sitting room with sofa, and a bedroom. The applicant proposes to install a small kitchenette between the sitting room and shower room.

1.4 Installing the kitchen units will result in an annexe with all the facilities necessary for day to day living, and as such planning permission is required.

1.5 The outbuilding measures 10.7 metres long by 3.4 metres wide max., and 2.5 metres high. It has white painted render for the elevations, black fascia boards and a flat roof. Internally, the accommodation extends to 25.9sqm gross internal area. See KD.1600_A.101 by Krona Design for details.

1.6 A door leads from the garden into a lobby and then into the bedroom. Sliding doors lead from the proposed kitchen area to a patio at the side of the property.

1.7 Water and electricity are shared with the main house.

1.8 The annexe will provide accommodation for relatives when coming to visit the Kozyra family.



Figure 1: The outbuilding in the rear garden



Figure 2: Relationship between the annexe (on left) and the main house




Figure 3: The sitting room with sofa.




Figure 4: From the sitting room back towards the shower room, and where it is proposed to install the kitchen units.

## 2. CONSIDERATION PLANNING POLICIES

2.1 The local development plan for the area comprises the Adur Local Plan 2017 (ALP). The Adur Development Management Standards No 2 'Alterations to Dwellings' is material considerations.

2.2 The site is inside the Built Up Area Boundary (BUAB) of Southwick .

2.3 Relevant ALP policies:

Policy 1: Sustainable Development
Policy 2: Spatial Strategy
Policy 15: Quality of the Built Environment
Policy 18: Sustainable Design

2.4 Policy 2 of the ALP allows for development within the BUAB subject to compliance with other policies in the development plan. The relevant issues are the effects of the proposal on the residential amenities of the area, the standard of accommodation, and design quality.

2.5 The annexe will have a close functional and physical relationship with the main dwelling. The annexe is accessed via a door from the rear garden (see photographs). The sliding doors from the kitchen area will provide light and air into the annexe, and access to a small patio. The annexe will be used as extra accommodation for when relatives come to visit the family.

2.6 To the north, the annexe backs onto the garden of 27 Milton Drive, and to the west onto the garden of no. 3, also both semi-detached bungalows. At 2.5 metres, the outbuilding is considered a reasonable height for an outbuilding, and it is the height permitted for domestic outbuildings under Part 1, Class E of the General Permitted Development Order. Indeed the outbuilding would be permitted development under Class E were it not for the fact that Mr Kozyra wishes to install a small kitchen unit.

2.7 The annexe is situated sufficient distance from the neighbouring dwellings, being away from the bungalows at the bottom of their gardens. Two metre high close boarded fencing prevents overlooking from the sliding doors in the north elevation into no. 27. The annexe will not have an unacceptable impact on these dwellings by way of loss of light, loss of privacy, or outlook, in accordance with policy 15 of the Local Plan.

2.8 Policy 15 requires that new developments pay particular attention to the architectural form, height, materials, scale and layout. Even with small developments such as this annex, it is

possible to design a building that includes these design criteria. The annexe is finished in off-white painted render, to match the wall of the main dwelling, and it is finished to a very high standard, in accordance with policy 15.

2.9 The outbuilding maintains a visually subservient relationship with the main house, and will provide annexe accommodation that is proportionate to the needs of this family sized dwelling.

2.10 The annex will be fitted with the latest water saving appliances and low flow taps, to achieve a water efficiency of no more than 110 litres/day, in accordance with policy 18.

2.11 In summary, the proposal will provide an attractive, modestly sized annexe that is contained within the residential curtilage, and access via the rear garden. It will be used as additional accommodation when the family's relatives come to stay.

2.12 Adur District Council's standard condition for annex accommodation is appropriate in this instance to control future occupation. It states,

> "The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of the property as a whole (as it exists at the date of this permission) as a single dwellinghouse and shall not be used as a separate dwelling."

2.13 In light of the above, it is respectfully requested that planning permission is approved.