Development Management – Delegated Officer Report

Application Number: AWDM/1543/22 Recommendation: APPROVE

Site: 31 Manor Close, Southwick

Proposal: Annexe/Garden Room (retrospective)

Date of Site Visit: 10th October

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application site is a two storey end of terrace property in a cul de sac in Southwick. Retrospective consent is sought for a garden building which as a structure meets with permitted development rights however as it has facilities inside which allow it to be self contained planning permission is required for an annex. The building has been used by a family member who has shared facilities with the main dwelling house.

Consultations

West Sussex County Council:

In summary, the 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, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal.

Adur and Worthing Councils: Environmental Health, Private Sector Housing: -

The PSH team would prefer the use of the structure to be limited to garden room. The utilities within the room (sink) mean that it could rapidly become self-contained (fridge, microwave, hob) or used for lodging and the room is too small for this use.

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 building is to the rear of the property, it is not overly large and is attractively finished. It is not visible within the street scene. It is not out of character and other outbuildings exist within the vicinity of the site within this built up residential locality. The use of the building as an annex, ancillary to the main dwelling will not impact upon the character and appearance of the locality. Any increased activity will be limited to those within the main household.

Residential amenity

Rear amenity space exists for the main dwelling. The building does not result in any loss of light or overbearing impact to any adjacent dwelling. The use will be conditioned to be ancillary to the main dwelling, although it can be used for annex accommodation this will be in connection to the main dwelling. Any use will be linked to the main household only. Therefore this will limit any activity and impact upon the surrounding occupiers.

Recommendation

APPROVE

Subject to Conditions:-

The annexe 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 dwelling house and shall not be used as a separate dwelling.

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: Hannah Barker Date: 31st October 2022

Authorised by: Peter Barnett Date: 31 October 2022