Development Management – Delegated Officer Report

Application Number: AWDM/0270/24 Recommendation: Approve

Site: 131 Manor Hall Road, Southwick

Proposal: Self contained garden studio

Date of Site Visit: 12 April 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application relates to a mid terraced property on the north side of Manor Hall Road, backing onto the former Manor Hall Nursery. The application, as amended, proposes the siting of a garden room in the rear garden measuring 6m deep, 5.6m wide and 2.9m tall at its highest point, with a sloping roof reducing to 2.75m at its lowest point. It is to be located at the end of the garden around 10m from the back of the house.

The floor plan shows a games room/living room plus separate toilet and shower and an unspecified third room. The original plans included a basement but this has since been removed from the application.

Planning History:

ADC/0384/10 - Single-storey rear extension - approved

Consultations:

West Sussex County Council: The Highways Authority has no objection.

Adur and Worthing Councils: Private Sector Housing: Original Plan: It is part of our role as Private Sector Housing Team to consider the safety of the layout of any proposed accommodation as part of the planning process. Matters such as the means of escape, exit routes and the position of high risk rooms which might impede a safe exit.

The application mentions a kitchen, sleeping accommodation and a shower room, but the submitted plans do not make the location of those elements clear. Doors and windows do not appear to be clearly shown.

Therefore, I am obliged to object until such time as a clear plan is provided.

Amended Plan: Further to the submission of an amended plan, reducing the proposal to a simple single storey garden room, I withdraw our objection but recommend the following condition:

The development hereby permitted shall only be used 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.

Public Health: Recommend hours of construction and CMP conditions

Drainage: No objections on surface water grounds

Southern Water: standard comments

Representations

Original plans: 2 objections received:

- Disruption
- Height of building
- Concerns at excavations to form basement
- Looks like it will be an annex

Amended Plans: No comments 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 (December 2023)
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

As amended, the proposed building is considered to be more acceptable in terms of its size and appearance. While still fairly large, there are examples of similarly large outbuildings at neighbouring properties. It will maintain a reasonable distance to the main house and will not appear overly cramped.

Residential amenity

The removal of the basement has reduced the size of the building significantly in floor area terms. It is still possible that it could be used as an independent annex in the future but it is considered that an appropriate condition to ensure that its use remains ancillary to the main house will suffice here.

Being towards the rear of the garden there is not considered to be any significant harmful impact on the amenities of the neighbouring occupiers.

Recommendation

APPROVE

Subject to Conditions:-

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

Is recommendation contrary to letter(s) of representation N

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 15 May 2024

Authorised by: Gary Peck Date: 15 May 2024