Expiry: 14/8

Development Management - Delegated Officer Report

Application Number: AWDM/0782/24 Recommendation – Grant

Site: 17 Ashcroft Close, Shoreham

Proposal: Demolition of existing garage and construction of single storey rear extension to be used as annexe for disabled relative.

Date of site visit: 7/8

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a semi detached 1950's bungalow on the west side of this cul de sac. The bungalow is hip roofed with a prominent front gabled addition. It has been extended into the roof with front and rear dormers. It has been extended to the rear also with a conservatory.

Paired driveways lead to paired garages on the south side of the bungalow.

The site backs onto Shoreham Academy grounds. It is not in a conservation area and is not a listed building. There are no protected trees on the site.

It is proposed to demolish the garage and to build a one bedroom annex for a relative in its place in matching brickwork with a felt roof.

The extension will be 2 metres deeper than the existing garage, 3 metres beyond the rear wall of No. 16's garage and 1.1 metres further forward to line through with the front of the garage at No. 16. It is to be widened by 1 metre northwards into the garden. The height will increase by 500mm to 2.9m to line through with the existing rear extension. A window and door are proposed in the front elevation with double doors in the north side wall onto the shared rear garden. Though attached to the existing rear extension, access through the parent house is not shown.

The annexe contains a bathroom, bedroom and living room. No kitchen is shown.

Relevant Planning History

SU/60/93 – Rooms in roof with front and rear dormers. Granted.

Expiry: 14/8

Consultations

Southern Water:

The applicant has not provided details of the proposed means of disposal of foul/surface water drainage from the site. Southern Water is unable to comment fully on this Planning Consultation until such time as the relevant information is provided.

Construction of the development shall not commence until details of the proposed means of foul/surface water drainage disposal have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water.

Our investigations indicate that Southern Water can facilitate foul sewerage /surface water run off disposal to service the proposed development. Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer.
To make an application visit Southern Water's Get Connected service: https://developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link: https://www.southernwater.co.uk/developing-building/connection-charging-arrangements
We request that should this planning application receive planning approval, the following informative is attached to the consent: Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).
Website: southernwater.co.uk or by email at:
SouthernWaterPlanning@southernwater.co.uk

WSP: No objection.
Highways: No objection.
Health: No objection, hours of construction condition recommended.
Public Sector Housing: No objection as long as ancillary use only by a dependent relative.

Representations

None received.

Relevant Planning Policies

Adur Local Plan 2017 Policies 15 and 36
'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).

Expiry: 14/8

Planning Assessment

Principle

The proposal involves upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Principle of Annexe Accommodation
Policy 15 of the Adur Local Plan requires development to be of a high architectural quality and respect and enhance the character of the site, and the prevailing character of the area.
Development should:
- Enhance the local environment by way of its appearance and character, with particular attention being paid to the architectural form, height, materials, density, scale, orientation, landscaping and layout of the development;
- Include a layout and design which take account of the potential users of the site;
- Make a positive contribution to the sense of place, local character and distinctiveness of an area; and not have an unacceptable impact on adjacent properties, particularly residential dwellings, including unacceptable loss of privacy, daylight/sunlight, outlook or open amenity space;

Adopted Development Management Standard No. 2 Extensions and Alterations to Dwellings in para 3.24 states:

'Where an extension is proposed for a "granny annex" it will be required to have an inter-connecting door with the main house. In other respects it will be assessed on the same basis as any other extension. Detached "granny annexes" may be acceptable but if they are self- contained and result in an independent area of living accommodation then a legal agreement is likely to be necessary to tie the annex to the main house to prevent it from being sub-divided or sold separately.'

The proposed annexe is described as 'ancillary' to the main dwelling, to be occupied by a disabled family member. It is attached to the main dwelling but with its own front door and no internal link. Double doors from the living room lead on to the shared rear garden. No kitchen is shown in the layout and the layout leaves limited room for kitchen facilities.

In the circumstances it is not considered that a legal agreement will be necessary to prevent use as a self contained and separate dwelling. The 'ancillary use only' condition will suffice in this case.

Residential amenity

The most-affected properties are those on either side, Nos.16 and 18 Ashcroft Close.
The annexe extension would largely sit alongside No. 16's garage. It would be 3 metres deeper and 500mm higher. However, it is to the north of No. 16 and

Expiry: 14/8

no windows are proposed in the south side wall. It is also 6 metres off the boundary with No. 18.

Hours of working condition is not generally added to domestic extension approvals.

No significant neighbour amenity harm will occur.

Visual amenity

The extension is proposed in matching brickwork with white uPVC windows and doors. It will be higher than the existing garage and higher than No. 16's garage. However, it is set back from the road by 16 metres and so will not be intrusive in the street scene.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. Incidental annexe
5. No windows on the south elevation of the extension.
6. Details of foul and surface water drainage

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:	MOK	Date: 8/8/24
Authorised by:	Peter Barnett	Date: 8 August 2024