Expiry: 15/5

Development Management - Delegated Officer Report

Application Number: AWDM/0372/24 Recommendation – Grant

Site: 2 Hammy Close, Shoreham

Proposal: Proposed detached annexe and replacement garage in rear garden (revised siting of proposed annexe).

Date of site visit: 10/5

Neighbours checked: Y

Additional neighbour notifications: Y – re-notifcation following revisions

Proposal, Site and Surroundings

This application relates to a semi detached chalet bungalow on the north side of Hammy Close just off Hammy Lane. The property has been extended into the roof and at ground floor rear. It has a detached flat roofed garage on the boundary with No. 3 which sits back behind the front wall of No. 3's garage and is deeper by 6 metres. There is a garden outbuilding in the north east corner of the back garden.

Permission is sought to replace the garage with a new garage. The new garage will have the same front building line but will be 2 metres deeper at 8.2 metres and 300mm wider. It will again be flat roofed to a height of 2.7 metres.

A self contained annexe is also proposed in the rear garden for the applicant's parent. The annexe has been repositioned and reoriented since first submitted to avoid a drain. Neighbours have been re-notified on the new layout. The annexe contains an en-suite bedroom and a kitchen/living room.

The annexe is now positioned 4.5 metres behind the new garage and 3 metres off the rear boundary running parallel and on No. 3's garden boundary. Dimensions are 10 metres by 4.8 metres with a maximum height of 3.1 metres. 8 solar panels are shown on the annexe roof and 2 rooflights also. Other than rooflights the only openings are in the west facing wall into the site garden.

The garage and east side wall of the annexe are to be built in brick to match the house with the other three walls of the annexe clad in horizontal composite board.

The site is not in a conservation area and is not a listed building. There are no protected trees on the site and it is not known to be at any flood risk.

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Relevant Planning History

AWDM/0393/15 - Application for a Lawful Development Certificate for proposed rear dormer. Issued

AWDM/016/15 - Single-storey rear extension to replace existing conservatory. Granted

SU/415/79/TP - Erection of Garage. Granted.

Consultations

Highways:

No alterations are proposed to the existing vehicular access arrangement. The proposed development is not anticipated to give rise to a material intensification of use of the existing access point.

It should be noted that the replacement garage does not meet the minimum internal specifications for a single bay garage of 3m x 6m as outlined in Manual for Streets (MfS). Therefore, the LHA would not consider the garage for parking provision, as it is likely too small to accommodate modern sized cars. To be considered for parking provision, the applicant is advised to enlarge the proposed garage to 3m x 6m. Notwithstanding this, I acknowledge that the proposed garage is larger than the existing garage, and the existing driveway affords suitable off-street parking provision.

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 115), and that there are no transport grounds to resist the proposal.

Private Sector Housing: No objection as long as used ancillary to the main house only.

WSP: No objection. Informative: The applicant should consider the use of SuDS, where possible, within their drainage strategy to provide runoff betterment.

Southern Water: Public foul sewers within the site so 3 metre clearance required and no tree planting etc. Standard informatives regarding connection and sewers recommended.

Health: Recommend condition restricting hours of construction to 8am-6pm Monday to Friday and 9am to 1pm on Saturday with no Sunday or Bank Holiday working.

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''

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National Planning Policy Framework (December 2023)

Planning Assessment

Principle

The proposal comprises 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.

Visual amenity

From the street the annexe will not be visible. The garage building is only slightly larger than the existing garage. No harm to visual amenity will occur.

Residential amenity

The annexe is set well off the boundary with No.1 and the property to the rear. The only potential impact is on No. 1.

The garage and annexe will sit alongside No.3's boundary. This boundary is defined by No. 3's garage and 2 metre high fencing with No. 3 also having some shrubbery in their garden on this boundary. The buildings will not be parallel with No.3's more intimate patio area. At 2.7 metres and 3 metres in height these buildings will not be unduly overbearing to No. 3 nor cause any significant loss of light.

A small annexe as proposed will not be harmful to neighbour amenity if occupied for ancillary purposes only in connection with the main dwelling. In this case the applicant's mother is the intended occupant and she will also have daily access to the main dwelling and shared rear garden. An ancillary use only condition is recommended. No new windows in the east facing walls is also recommended as a condition of this permission to prevent overlooking of No. 3.

The proposals will not be harmful to residential amenity.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Ancillary use only
4. Materials as specified
5. No windows in the east side walls of either structure.

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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:	MOK	Date: 24/5/24
Authorised by:	Peter Barnett	Date: 24 May 2024