Development Control – Delegated Officer Report

Application Number: AWDM/1058/20 **Recommendation APPROVE**

Site: **77 Upper Brighton Road, Sompting, BN15 0JN**

Proposal: **Detached garden building in rear garden to provide annex to existing dwelling**

Date of site visit: No site visits can be made at this time due to Covid-19 social distancing restrictions. Assessment has been assisted using the Applicants plan and photos; Earthlight mapping; and Google 3D of the site.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a two storey hipped roof, semi-detached, brick faced dwelling situated on a corner position at the junction with Upper Brighton Road (east/west) and Busticle Lane (south), Sompting. The topography of the area is such that the application site and its neighbours are positioned lower than the road.

Opposite Busticle Lane, running north, is Steepdown Road, and there is a small group of shops within a setback road off Steepdown Road. On the opposite corner of the junction with Busticle Lane and Upper Brighton Road, is a commercial property currently under construction.

Upper Brighton Road is the A27 trunk road, and at the point of the application site there is a speed limit of 40mph, but slightly to the west of the site the speed limit moves to the national speed limit of 70mph. The busy road junction is controlled by a set of traffic lights.

The area however, is predominantly residential in nature, with a mixture of two storey and single storey properties.

The site is not within a Conservation Area and the property is not a Listed Building.

Proposal

The application seeks permission to provide a detached single storey flat roof structure in the rear garden measuring 6m x 6m x approx. 2.7m high.

The reason the building requires planning permission is that it is sited within 2m of a boundary and is over 2.5m in height.

Relevant Planning History:

A/67/04/TP Single storey side/rear extension **Approved 30.09.2004**

Representations:

Sompting Parish Council:

No objection in principle, the following points to be considered.
In the future if the dwelling was to include a kitchen, then it would be classed as an independent dwelling and would need a covenant so the building could not be sold separately and restrict the use to family members only

Relevant Planning Policies

Adur Local Plan policies: 1, 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed development to provide a detached annex.

The key concerns would be the effect on the character of the area and existing residential amenities of neighbouring properties.

Visual Amenity

The proposed structure will be brick faced and square with a flat roof, and at 2.7m in height it will not look overly dominant within the rear garden of the dwelling, and is set far enough away from the neighbouring boundaries not to result in overbearing or overshadowing onto them.

By reason of its position at the rear of the garden; and the fact that the land is lower than the pavement, the structure will not be readily viewed from the street or from outside of the site.

The rooms shown within the annex are a sun room, an office/guest room, and a shower room, such a building could be used as ancillary accommodation to the existing dwelling, and a suitable condition on any permission can control the use of the structure not to become an independent unit.

Residential Amenity

The structure is shown to be located some 8m from the existing dwelling and approx. 500mm from the side boundary and ranging between 1.6m and 6m from the rear boundary; and between 6m and 10m to the west side boundary with no. 79 Upper Brighton Road. The main window/glazed doors being to the north elevation i.e. facing the existing dwelling; with a small window on the east elevation to serve the shower room facing no. 67 Busticle Lane; no window to the south elevation; and a casement window on the west elevation facing towards no. 79 Upper Brighton Road. It is not considered that any of

these windows will result in unacceptable overlooking to the neighbouring properties.

Recommendation

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Materials
4. No additional windows
5. Outbuilding only

Informative

1. Approved without amendment

Is recommendation contrary to letter(s) of representation N

Case Officer: Eve Hearsey Date: 25.08.2020

Authorised by: Gary Peck Date: 25 August 2020