**Expiry Date -**

# Development Control – Delegated Officer Report

**Application Number:** **Recommendation – REFUSE**
**AWDM/1130/13**

**Site:** **56 Southwick Street, Southwick**

**Proposal:** **Demolition of existing garage and erection of detached one and a half storey 'Granny' Apartment**

Neighbours checked: Y
Additional neighbour notifications: N

## Proposal, Site and Surroundings

The proposal is for a detached self-contained building in the rear garden of No. 56 Southwick Street, to measure (at max) 5.4 metres in height, 7.9 metres in length, and 3.9 metres in width.

No. 56 Southwick Street is a one of a pair of two-storey dwellinghouses built in the 1930s. There is a modest single storey garage to the side boundary with the neighbour to the south (no. 54). The screening along this boundary is limited to standard close boarded fencing some 1.8 metres high, supplemented by the occasional semi-mature tree specimen and shrubbery.

The surrounding area is residential in its character. The Southwick Conservation Area boundary is immediately across from the site, on the west side of the street.

## Relevant Planning History

None

## Consultations (summarised)

***None***

## Representations

None

## Relevant Planning Policies and Guidance

Adur Local Plan (saved policies): AG1, AH2, AH3, AH5, AH7
National Planning Policy Framework
Development Control Standard No. 3 – Extensions and alterations to dwellings
Development Control standard No. 2 – Space around dwellings and flats

## Planning Assessment

### *Principle*

This development proposal has been presented by the applicant as a 'granny annexe'. Although its physical proximity to the main house would limit future desirability to occupy it by someone unrelated to the household, it is a matter of fact that this new two-storey building would have all the facilities for independent living tantamount to a dwellinghouse.

In this respect, it is justified in its assessment of the scheme's planning merit for the Council to apply its adopted development control standards relative to new dwellings and associated infill development, as well as those that apply to householder extensions.

Adur Saved Local Plan policy AH2 is unambiguous that such infill development is to be resisted if the appearance, character, and scale of the local environment is detrimentally harmed as a result.

### *Visual amenity and setting of Conservation Area*

In visual terms, the proposed two-storey building would be of excessive size and height, out of scale with its surroundings. The main dwellinghouse building and those neighbouring buildings alongside it are two-storey in their scale. For any building in the garden of the host dwellinghouse to sympathetically represent its ancillary function, it should be single storey in its scale. The elevated position of the eaves of the proposed building create a final form and shape to the building that would fail to resemble a sail loft, but a much larger and more dominant structure. Although set further back into the site, the width and height of this domineering building would entirely fill the space between the dwellinghouses of No. 56 and No. 54 Southwick Street resulting in a cramped appearance. This spacing is important to be retained because it has an important role in defining the distinctive pattern of buildings in the street.

Moreover, the current garage has some architectural detailing such as a mock Tudor frontage. In contrast the proposed frontage of the new building lacks any such attention to decoration, with a reliance on a uniform pebble dash exterior finish. It would present an austere and stark face to the public street at odds with the detailing of surrounding buildings.

For these reasons, this development proposal would not respect the existing local distinctiveness of the character and appearance of the area. Further, as the Southwick Conservation Area boundary is immediately across from the application site and incorporates the western stretch of Southwick Street within its boundary, this detrimental harm to the immediate surroundings of the application site would also extend to harm onto the setting of the Conservation Area.

***Residential amenity - neighbours***

The neighbour principally impacted upon by this development is the property to the south, No. 54 Southwick Street.
Sufficient distance would be retained between the new building and remaining immediate neighbouring buildings so as to avoid undue harm arising onto the residential amenities of occupiers of these properties.

This development proposal would have an unneighbourly effect on the residential amenities of the occupier of the property to the south by reason of unacceptable loss of privacy, daylight/sunlight, and outlook.

The rear outlook from the rear windows of this neighbouring building would be severely curtailed by the solid obstruction of a two-storey wall some near 8 metres in length at almost 4 metres high. This would result in unacceptable overbearing onto the neighbour, to the detriment of their residential amenities.

In turn, the presence of the building of this size built hard up against the shared boundary line would result in equally unacceptable loss of daylight and sunlight to those same rear windows.

Finally, it is intended to introduce a first floor window serving a bedroom which would face into rear garden of the application property. This would afford future occupiers deeper penetration into the private garden of No. 54 to the detriment of that neighbour's privacy. It would result in intrusively intimate overlooking, actual and perceived, of greater severity than the current views obtained from windows in the existing dwellinghouse.

For these reasons, this development proposal would be un-neighbourly and detrimental to the residential amenities of the neighbour to the south.

**Recommendation**

**REFUSE** for the reasons:-

1. The proposal, by reason of its incongruous and unsympathetic design, excessive scale, and cramped relationship with adjoining buildings, would be out of character with the established pattern of development in the area to the detriment of local distinctiveness and visual amenities, failing also to preserve or enhance the setting of the adjacent Southwick Conservation Area. As such, the proposal conflicts with Adur Local Plan policies AH2 and AH7 and the planning policies set out in the National Planning Policy Framework.

2. Having regard to its height, size, length, and close proximity to the shared boundary with the neighbouring property No. 54 Southwick Street, the proposed building would be overbearing and would excessively overshadow the neighbouring building to the south of the site, as well as giving rise to an unacceptable degree of overlooking . As such, the proposal conflicts with Adur Local Plan policies AH2 and AH7 and the planning policies set out in the National Planning Policy Framework.

**Informative**

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing those with the Applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reason(s) for the refusal, approval has not been possible.

Is recommendation contrary to any representations? N

Case Officer signed: Matthew Porter Date: 5-11-2013

Authorised and signed by: Peter Barnett Date: 6 November 2013