Development Management - Delegated Officer Report

Application Number: AWDM/0622/21 Recommendation – APPROVE

Site: 11 West End Way, Lancing, BN15 8RL

Proposal: Retrospective application for single storey outbuilding in rear garden used for storage and occasional guest accommodation

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application site is located north east side of West End Way in Lancing, and is a two storey hipped roof detached dwelling. There is a single porch extension to the front, and a flat roof extension across the full width of the rear of the dwelling, and there is a detached garage on the side boundary to the rear of the dwelling. The property sits higher than its neighbour at no. 9 due to the topography of the area.

The area comprises predominately detached dwellings of various types from bungalows, to 1 ½ storeys and two storeys, many of whom have extensions of some form and many have rear outbuildings of various sizes within their properties.

Proposal:

The application is retrospective.

The proposal seeks permission for a detached outbuilding located at the rear of the garden which contains a shower room, a kitchen and a store. The application forms state the building will be used for storage and for the occasional guest.

From the plans, the structure measures approx. 6.5m wide x 4m wide x 2.5m high and has a window in the north side elevation; and a window plus glazed French doors in the west elevation (front). No fenestration is shown within the east or south elevations.

Consultations: None

Representations:

Lancing Parish Council: No objection

Neighbouring property to rear:

- Would like further details about what foul drainage has been installed
- If inadequate drainage it could impact on my property

- Have been informed by someone on site that the building was going to be used for hairdressing business

Relevant History: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Planning Assessment

Principle

The proposal comprises upgrading a residential property 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 surrounding area.

Visual & Residential Amenity:

The brick structure is located close to the rear boundary and has been measured to be 2.5m in height, thereby it will be higher than a standard fence of 2m.

The garden is walled, and additional height has been added the boundary walls to bring it up to approx. 2m in height

The structure is visible to the neighbouring properties, not least because it is on higher ground than no. 9. However, in view of the existing landscaping within the rear gardens, the view of the outbuilding is softened. The materials used for the outbuilding match the extension on the host dwelling.

Its location at the rear of the property mirrors neighbouring properties which also have outbuildings at the rear of their gardens, indeed the property directly behind the application site has an outbuilding with a window within its end elevation which directly overlooks into the garden of no. 11, however, trellis has been applied to the top of the wall at this point. The outbuilding is in front of this point and thereby prevents unneighbourly overlooking arising.

The structure is positioned approx. 500mm from the rear boundary, and at a height of 2.5m it is not considered to result in a material loss of residential amenity to the property to the rear. Indeed, it would be permitted development if it were not capable of being a self-contained unit of accommodation.

A representation wanted more information regarding drainage as they are anxious that it could affect their property. However, this is not a planning matter, and is something that would be covered by the Building Regulations.

The proposed use of the structure would be incidental to the use of the dwellinghouse, which would include the occasional guest use accommodation albeit family member or friend and a condition applied to any permission would safeguard that.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Windows
3. Incidental to existing dwellinghouse.

Informatives:-

1. Approved without amendment

Is recommendation contrary to letter(s) of representation? Y

Case Officer: Eve Hearsey Date: 16 September 2021

Authorised by: Peter Barnett Date: 16 September 2021