Expiry Date - 04/04/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0188/24 Recommendation – APPROVE

Site: 37 Downside Avenue Worthing West Sussex BN14 0EU

Proposal: Proposed detached annexe for family member

Date of site visit: 05/04/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

This application relates to the rear garden of a bungalow on the southern side of Downside Avenue. The properties are located within large plots and have a steep topography from the east to the west of the site. Within the rear garden of the host dwelling there is a large amount of cladding as there are a number of outbuildings.

The boundaries of the site are standard close board fencing and there is a large level of foliage that screens the garden from the neighbouring properties. The site is not located within a conservation area and the building is not listed.

Proposal

Permission is sought to introduce an outbuilding to the rear of the application site. The proposed development will have a footprint of 9m by 7.5m in an L shape. With the shape of the annex there would be a 4m protrusion to the front, the inset also steps 4m from the side elevation.

The north elevation will host a set of French doors and a window facing onto the garden of the host. On the side elevations there will be further windows. To the eastern elevation there will be an obscure glazed window to the proposed bathroom.

Relevant Planning History:
None.

Consultations:

WSCC Highways –
"The proposal is for the creation of an annexe in rear garden of 37 Downside Avenue to serve a family member. Downside Avenue is a D classified road subject to 30mph speed restrictions. The property has a single allocated

parking space and any overspill is to be made up on street. The proposal does not change the existing parking arrangements.

The proposal would not be anticipated to generate a severe material increase in movements over that currently generated by the property. The annexe would be a 1 bedroom unit with a living and office area. It is not known how many rooms are present at the host dwelling however a single additional bedroom would not be considered to cause a detriment in terms of capacity. The WSCC Parking Demand Calculator outlines that two additional spaces would be required to serve the annexe.

The LHA are unaware of any existing parking pressures within the vicinity of the site. The LPA may wish to observe this from an amenity perspective when considering the application.

The site is located within a sustainable location, within reasonable walking distance of local shops and amenities and within commuting distance of regular bus services which may seek to mitigate a reliance on the use of a car.

The LHA does not consider that the proposal would have a 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (para 115), and there are no known transport grounds to resist the proposal."

Environmental Health Public Sector Housing:

"No objection on PSH grounds"

Environmental Health

"Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times.

Monday - Friday 08:00 - 18:00 Hours
Saturday 09:00 - 13:00 Hours
Sundays and Bank Holidays no work permitted

Any temporary exception to these working hours shall be agreed in writing by the Local Planning Authority at least five days in advance of works commencing. The contractor shall notify the local residents in writing at least three days before any such works.

Reason: To safeguard the residential amenity of the area"

Drainage Engineers –
"Following a review of the submitted information, we have no objection on surface water grounds. Due to the site, size, location, and type of development we would recommend the approval of the application with the

following conditions attached. These conditions are designed to be basic due to the scale of the proposed development however, are necessary if infiltration devices are to be utilised.

Condition 1: No phase of the development shall commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. Winter infiltration testing to BRE DG365, or similar approved, will be required to support the design of any infiltration drainage. Supporting calculations for the 100% AEP (1 in 1 year), 3.33% AEP (1 in 30 year), 3.33% AEP (1 in 30 year) plus climate change, 1% AEP (1 in 100 year), and the 1% AEP (1 in 100 year) plus climate change critical storms will be required to support the viability of drainage scheme. No part of the building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Condition 2: The development hereby approved shall not be occupied until details of the maintenance and management of any proposed sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The details of the scheme to be submitted for approval shall include:

I. Details of the SuDS feature and connecting drainage structures, and maintenance requirements for each aspect including a drawing showing where they are located.

II. A management and maintenance plan for the lifetime of the development which shall include the name and contact details of any appointed management company.

Reason
To prevent flooding in accordance with National Planning Policy Framework paragraphs 165-175 by ensuring the satisfactory management of local flood risk, surface water flow paths, storage, and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the lifetime of the development.

Southern Water –
“Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link: southernwater.co.uk/developing-building/connection-charging-arrangements.

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does

not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.
- Reuse
- Infiltration
- Watercourse
- Storm Sewer
- Combined Sewer
Guidance on Building Regulations is here:
www.gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

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

Response to consultations:

Due to the scale of development and Householder nature of the application it is not considered necessary to include a condition on the hours of work as advised by environmental health.

Conditions will be attached regarding the required surface water drainage information. Modifications to the content of the condition have been made in consultation with the drainage consultants.

Representations:
None received.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM20
National Planning Policy Framework (2023)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment

Principle of development

The justification provided within the application is considered to comply with the key requirements for a residential annexe as set out in Policy DM5 of the Worthing Local Plan. Dependency on the main dwelling has been clearly demonstrated, access to the annexe is only possible via the garden of the

main dwelling and the annexe could not form a separate dwelling with separate curtilage.

The building is capable of conversion to a use in association with the main dwelling when no longer required as an annexe and the scale and range of facilities are satisfactory for ancillary annexe use. Appropriate conditions to ensure that the curtilage is not divided and the accommodation remains ancillary would be appropriate in this case and in accordance with the policy.

There is therefore no objection in principle subject to assessment of other material considerations as set out below.

Visual Amenity

The outbuilding is in the rear garden and whilst large in scale it will not be harmful to visual amenity. The scale of the footprint isn't of a scale that would result in the dominance of the amenity space. With the outbuilding being subservient in scale it allows for a majority of the amenity space to be retained and over 50% of the plot size around the house to remain undeveloped.

The location of the outbuilding means that there will be no views available from within the public realm. This will also allow for the introduction of the new materials to not result in an impact that is not detrimental to the area.

Residential Amenity

The properties which are most likely to be effected are those directly adjoining the site. In this instance it is the properties to the east and west. As previously stated there is a steep topography of the site, this means that the neighbour to the west will be less impacted by the development. This is due to the proposal being located lower than the boundary screening.

The property to the east will be impacted the most. This is due to the topography of the site and as such the property that has a lower ground level will be impacted more. The impact on this property therefore needs to be carefully considered. The maximum height of the proposed outbuilding is approximately 3m. There is approximately 1m of separation distance from the boundaries which is considered to reduce the impact in terms of overshadowing and overbearing on the neighbouring properties. Furthermore the close board fencing blocks the views and from the neighbouring property. It also insures that there is a reduced impact in the form of overbearing and in the case of enclosing the neighbouring amenity space. Whilst there will be some impact on the light into the amenity space it is not considered to be at a detrimental level given the height of the outbuilding and separation from the boundary.

To the rear of the proposal the neighbouring property has a shed which will block the majority of the views of the outbuilding from the neighbouring properties site. Furthermore the presence of the shed will prevent any

unneighbourly overshadowing or overbearing impacts. As such it is considered that there will not be an unacceptable impact on these neighbours.

The use of the building as an annexe would not significantly increase noise or disturbance over and above that typically associated with the residential use of the site. The building is well insulated and would not result in noise transference to adjacent gardens.

Drainage and flood risk

The NPPF requires that developments do not increase flood risk elsewhere. This is supported by policy DM20 of the Local Plan. Details have been requested by the drainage consultant requiring infiltration testing and use of SuDS. These will be attached to prevent flooding by ensuring the satisfactory management of local flood risk, surface water flow paths, storage, and disposal of surface water from the site in a range of rainfall events.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard Time Limit
3. Ancillary Use
4. No External Alterations
5. Drainage condition 1
6. Drainage condition 2

Informative

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.

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

Case Officer: Finlay Gardner Date: 08/04/2024

Authorised by: Louise Prew Date: 23/05/2024