Expiry Date – 21/10, ppa to 31/12

Development Control – Delegated Officer Report

Application Number: AWDM/1347/20 Recommendation – Grant

Site: 43 Brighton Road, Lancing

Proposal: **Conversion of garage to form annex.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 17.9

Site and Surroundings

This application relates to a detached house on the north side of Brighton Road. The house backs on to Lancing Park, a residential street, and has a garage and parking area off this road as well as a pedestrian gate. The garage has an apex roof.

To the west of the site is a 3 storey block of flats and to the east a detached two storey dwelling.

The site is not in a conservation area and is not listed.

Proposal

Permission is sought to convert the detached garage in the rear garden into an annexe, which includes a separate kitchen, bathroom and ground floor room together with staircase access to mezzanine level storage. External alterations include a rooflight in each rooflsope, east and west, new grey windows and doors to the south and east elevations, timber cladding and new garage door. Part of the garage, closest to Lancing Park, will be retained for bike storage etc. Two parking spaces are retained off street at the rear.

A previous link extension to the house has been removed from the application.

Relevant Planning History

None

Consultations

Lancing Parish Council: *No objection.*

Highways:

'Summary
This proposal is for the conversion of an existing garage to annex, with covered link walkway between house and annex. The site is located on Brighton Road, an A-classified road subject to a speed restriction of 30 mph in this location. WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application, subject to the below comments.
Content
The site is accessed via Lancing Park, an unclassified road subject to a speed restriction of 30 mph. The applicant proposes no alterations to the existing access arrangement. An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents within the vicinity of the site access. Therefore, there is no evidence to suggest the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern. The proposal will result in the loss of a garage, though one parking space is to be retained on the existing driveway. The LHA does not anticipate that the potential overspill parking that may result from the loss of the garage would give rise to any highway safety or capacity concerns on the nearby road network. The LPA may wish to consider the potential impacts on on-street parking from an amenity point of view. The LHA acknowledges that cycle storage is proposed to be accommodated within the new annex building.
Conclusion
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 109), and that there are no transport grounds to resist the proposal.'

Environmental Health:

The Private Sector Housing team of Adur & Worthing Councils have identified that some aspects of the development may result in hazards that require action under the Housing Act 2004. Typical hazards can include 'inner' rooms (where the only means of escape in the case of fire is through another risk room i.e. bedroom, living room, kitchen, etc.) or where there are inadequate windows or outlook from habitable rooms.

Compliance with Building Regulations will not necessarily address the hazards identified and you should contact the Private Sector Housing team to confirm that the layout of the property is acceptable prior to commencing the development in order to avoid the need for any formal intervention or the requirement of retrospective works.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2, 15 and 20 including 'Development Management Standard No.1: 'Space Around Dwellings' and Development Management Standard No. 2: 'Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of annexe development can be supported where there is not unacceptable impact on neighbour amenity or local character. The quality of accommodation to be provided should ensure an attractive and safe place to live for future occupiers.

Policy 15 of the Adur Local Plan states that:

'Development should:

- Include a layout and design which take account of the potential users of the site.'

In Development Management Standard No. 2 para 3.24 states:

'Where an extension is proposed for a "granny annex" it will be required to have an inter-connecting door with the main house. In other respects it will be assessed on the same basis as any other extension. '

The proposed annexe makes use of an existing detached garage. A former link extension to the house has been removed from the plans as it was considered to be potentially unneighbourly to the residents of a ground floor flat adjoining. Through condition however, the annexe will be functionally linked to the main dwelling.

The kitchen and main living room will have direct light and ventilation, the bathroom will be lit and ventilated mechanically. Concern has been raised by Private Sector Housing to an 'inner room' situation. This can be overcome by replacing the living room window with a door if the lobby area is unacceptable to them.

The rooflights proposed give light to the ground floor room. Mezzanine storage at either end of the roof void are not directly lit and no overlooking from the rooflights will occur as long as the mezzanine is not extended. Otherwise the external alterations, new windows and doors and timber cladding are entirely acceptable in this location.

The annexe will not be unneighbourly or out of character providing it remains ancillary to the main dwelling. This will be achieved by the requirement of a Unilateral Undertaking, as the outbuilding has direct access to a road, and by conditions.

Recommendation: APPROVE subject to a Unilateral Undertaking and the following conditions:

1. Approved Plans
2. 3 years
3. The annexe accommodation hereby approved shall be used for purposes ancillary to the residential use of the dwelling known as 43 Brighton Road, Lancing only and with storage accommodation only on the upper floor.
   Reason: To enable the Local Planning Authority to maintain strict control over the use of the land in the interest of local character and neighbour amenity and to prevent the creation of a small and under resourced unit of accommodation having regard to saved Local Plan policies 15 and 20, Development Management Standard No. 1 Space Around Dwellings and the National Planning Policy Framework.

4. Notwithstanding the provisions of the General Permitted Development Order 1995 as amended (or any order revoking and re-enacting that Order with or without modification) the garden shall not be divided in any way to create separate and self contained garden accommodation for the annex building hereby approved.

   Reason: To ensure the annex remains in ancillary use and sufficient garden is retained to the overall site in the interest of occupiers living conditions and local character having regard to Local Plan policies 15 and 20, Development Management Standard No. 1 'Space Around Dwellings' and the National Planning Policy Framework.

5. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any Order revoking and re-enacting that Order with or without modification), this outbuilding shall not be extended or altered in any way, including extending the mezzanine floorspace, without express planning permission first.

   Reason: In the interests of amenity and the environment and to comply with policies 15 and 20 of the Local Plan and Development Management Standard No. '1 Space Around Dwellings.'

Informative

1. 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.

2. The Private Sector Housing team of Adur & Worthing Councils have identified that some aspects of the development may result in hazards that require action under the Housing Act 2004. Typical hazards can include 'inner' rooms (where the only means of escape in the case of fire is through another risk room i.e. bedroom, living room, kitchen, etc.) or where there are inadequate windows or outlook from habitable rooms. Compliance with Building Regulations will not necessarily address the hazards identified and you should contact the Private Sector Housing team to confirm that the layout of the property is acceptable prior to commencing the development in order to avoid the need for any formal intervention or the requirement of retrospective works.

Is recommendation contrary to any representations? No.

Case Officer signed:	MOK	Date: 5/11/2020
Authorised and signed by:	Peter Barnett	Date: 5 November 2020