Development Control – Delegated Officer Report

Application Number: AWDM/0976/14 **Recommendation – APPROVE**

Site: **86 Berriedale Drive, Sompting**

Proposal: **Erection of a timber granny annexe for ancillary residential use on eastern boundary of rear garden.**

Date of site visit: 09.09.2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is located on the easterly side of Berriedale Drive and comprises a semi-detached single storey bungalow property. The road predominantly comprises pairs of semi-detached bungalows many of which have extended into the roof space and added dormer extensions. The plots within the road are lengthy in nature providing the bungalow properties with spacious long rear gardens. To the east the application site abuts the grounds of the Sir Robert Woodard's Academy and associated grassed fields.

The proposal seeks planning permission for the erection of a 2 bedroom timber granny annexe which would be situated at the easterly end of the rear garden serving the existing dwelling. The proposed building would be used ancillary to the main dwelling by an elderly relative with the family members moving into the existing bungalow. The proposed building would measure 10 metres wide, 7 metres in length and incorporate a total height of 3.04 metres. The building would be located adjacent to the northerly, easterly and southerly boundaries of the site. The building would have cedar cladding to the exterior walls and a flat roof that would overhang the westerly aspect of the building. The main entrance to the building would be accessed through the side gate to the west of the existing bungalow down a paved pathway that would be formed adjacent to the northerly boundary of the site. The main entrance to the building would be via steps and a set of bi-fold doors to the west. Internally the outbuilding would provide an open plan living, dining and kitchen area with one double bedroom with en-suite bathroom and one single bedroom with a separate bathroom.

Supporting letters from the doctor and the family member that would reside in the existing dwelling have been submitted with the application which has confirmed that the elderly relative requires daily assistance as she is becoming increasingly housebound and that provisions should be made for a 24 hour carer as the need arises.

Consultations:

Sompting Parish Council have supported this application and have confirmed they have no objections subject to planning conditions being imposed which would restrict the use of the building to ancillary accommodation in conjunction with the existing dwelling house and obscure glaze the southerly facing window.

Representations: None received**.**

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and 'Supplementary Planning Guidance' comprising Development Control Standard 3: Extensions & Alterations to Dwellings & National Planning Policy Framework (CLG 2012).

Planning Assessment

Principle

There is no objection to the principle to the proposed development comprising an outbuilding which would provide ancillary accommodation to the existing dwelling house for an elderly relative. However, the main considerations covered in this assessment are the position, layout, use and access arrangements of the ancillary outbuilding in comparison to the host dwelling and whether it could be easily sold off separately from the existing dwelling. Other issues considered include the visual impact of the outbuilding on the amenities of the area and how its intended use would affect neighbouring amenity.

The ancillary outbuilding would incorporate two bedrooms providing accommodation for the elderly occupier of the existing dwelling and a carer with the family also moving into the main dwelling to provide additional care. The accompanying letters submitted with the application from the doctor and family members clearly specify that there is an identified need for additional accommodation on the site to enable family members and a future carer to oversee the health and wellbeing of the elderly occupier. However the position, layout and access of the proposed building needs to be considered carefully in relation to the host dwelling as any potential selling of this outbuilding as a separate unit of accommodation to the main dwelling would be likely to provide an inappropriate form of development with substandard living conditions for the occupants and significant impacts to the amenity of neighbouring occupiers.

The proposed outbuilding would be situated at the easterly end of the rear garden and would be only accessible via the northerly side gate and through the rear garden of the host dwelling. There would be no separate access to the site to the rear as the grounds of Sir Robert Woodard's Academy abuts the site to the east. The position of the outbuilding against the rear boundary would also not lend itself to segregation from the main dwelling house as it would have no curtilage surrounding three walls of the building and also have no adequate private amenity space. It is therefore considered unlikely that the

proposed outbuilding would be easily detached from the main dwelling given its position within the existing site, the shared access with the host dwelling and the lack of amenity space or curtilage available to the building.

Visual amenity

The proposed building would be located at the easterly end of the rear garden and would comprise a timber outbuilding with an overhanging flat roof to the westerly elevation and a total height of 3:04 metres. As the outbuilding would be set back over 35 metres from Berriedale Drive to the west and would comprise a single storey building, it is not considered that the building would not appear particularly visible from the street scene. At present there are mesh wire fences located to the northerly and easterly site boundaries. Some views of the outbuilding would therefore be visible from the grassed fields within the grounds of Sir Robert Woodard's Academy. The Applicant has however advised that it would be the intention to replace the northerly and easterly wire fencing with a higher more solid fence screen and this would provide further screening of the outbuilding from the neighbouring fields. The proposed outbuilding would incorporate a larger footprint then most other timber sheds and outbuildings often located within the rear gardens of residential properties, however its simple design and the low ridge line would not appear out of keeping within the context of the rear garden of the residential property. It is therefore considered that the proposed outbuilding would remain in keeping with the visual aesthetics of the area and would not appear unduly prominent from any public perspective.

Residential amenity

The main window and door openings on the outbuilding would be located to the east and west of the building with one window facing south serving the double bedroom. There is a 2.5 metre high close boarded fence on the southerly boundary which would sit adjacent to the proposed southerly facing window within the outbuilding. The existing fence would partly screen the proposed southerly window yet would be required to be obscure glazed to avoid any harmful overlooking into the neighbouring garden. To the north there is currently a 1 metre high mesh wire fence, however as part of this proposal it would be intended to provide a more adequate form of screening to this boundary with a close boarded fence. The erection of a standard 2 metre high close boarded fence to the northerly boundary would avoid any direct overlooking from westerly facing doors or windows into the northerly neighbouring garden. A condition will be attached to this recommendation which will require details of the fence to be submitted and approved by the Council and also erected prior to the habitation of the ancillary outbuilding.

The proposed outbuilding and associated access pathway would be situated on garden land currently used in conjunction with one existing residential property. The Applicants have advised that that a pathway with garden lighting would be formed in conjunction with the proposed outbuilding which would be situated adjacent to the northerly boundary of the site and allow a safe access path for the elderly relative to the outbuilding. The outbuilding would incorporate two bedrooms, one double bedroom for the elderly relative and one single bedroom to allow a carer to stay in the future when necessary. If private assisted care is needed in addition to the family members living in

the existing bungalow, it is likely that caring staff would be making frequent visits to and from the outbuilding using the access pathway. This would increase the amount of pedestrian movements through the existing side gate and along the pathway adjacent to the northerly boundary and given the close proximity to the neighbouring garden has the potential to cause noise disturbance to the neighbouring occupiers within 88 Berriedale Drive. In addition to the pathway lighting, it is also considered that there would need to be some lighting to the westerly frontage and steps leading up to the building to provide a safe entrance to the building for the elderly occupier.

It is however noted that no letters of representation have been received from the northerly or southerly neighbouring occupiers and Sompting Parish Council have supported the planning application subject to conditions being attached to the approval which require the accommodation to be used as ancillary to the main dwelling house. The accompanying letters submitted with the application from the doctor and family members clearly specify that there is an identified need for additional accommodation on the site to enable family members and a future carer to oversee the health and wellbeing of the elderly occupier. Taking into account all of these considerations and that new higher fencing would be installed along the northerly boundary of the site, it is considered that the use of the outbuilding by the elderly family member with visits by a carer would be unlikely to cause an unacceptable level of disturbance to the amenity of the northerly or southerly neighbouring occupiers.

Residential Amenity – Existing dwelling

The application property has a long rear garden and the provision of the proposed outbuilding would provide an adequate amount of remaining garden amenity space situated directly to the east of the existing bungalow.

Recommendation

APPROVE subject to conditions:

1. Standard 3 Year Time Limit
2. The development hereby permitted shall be carried out in accordance with the following approved plans:-

   Title: Site Plan, Drawing No. 1547.05.14, Received on 14th August 2014.
   Title: Block Plan, Drawing No. 1547.05.14 V2, Received on 14th August 2014.
   Title: Floor Plan, Drawing No. 101A V1 Rev1, Received on 14th August 2014.
   Title: 3D Annexe Elevations, Drawing No. 101 V1 Rev 1, Received on 14th August 2014
   Title: Annexe Elevations, Drawing No. 101 V1 Rev 1, Received on 14th August 2014.

   Reason: *For the avoidance of doubt and in the interests of proper planning.*

3. The materials and finishes of the external walls and roofs of the outbuilding hereby permitted shall, prior to commencement of use of the building, be completed to match in colour and texture Drawing No 101 v1 Rev1, Received on the 14th August 2014.

   Reason: *In the interests of visual amenity and to comply with saved policy AG7 of the Adur Local Plan 1996.*

4. The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of 86 Berriedale Drive, Sompting as a whole (as it exists at the date of this permission) as a single dwelling house and shall not be used as a separate dwelling.

   Reason: *In the interests of residential amenity having regard to saved policy AH7 of the Adur Local Plan 1996.*

5. No independent access from the street to be formed
6. No subdivision of the garden.
7. PD rights for further outbuildings removed.
8. Details of the Northerly & Easterly boundary fencing
9. No windows – northerly or southerly elevations
10. Obscure glazing and fixed shut – southerly window

Informative

1. Proactive Statement Approved (No Amendments)

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

Case Officer: Rebecca Tier Date: 16th October 2014

Authorised by: Gary Peck Date: 16 October 2014