**Expiry Date –14/3/13**

# Development Control – Delegated Officer Report

**Application Number: AWDM/0052/13 Recommendation – APPROVE**

**Site:** 74 Kingston Lane, Shoreham

**Proposal:** **Retrospective application for change of use of garage to granny annexe and glazed front porch.**

Neighbours checked: Y

Additional neighbour notifications: N

## Proposal, Site and Surroundings

This application relates to a semi detached house on the west side of Kingston Lane. It adjoins, to the south, access to Shoreham Academy. This pair of inter war houses are non identical with the application site having a prominent front double storey projection and original front door in the side wall. The application property has also been extended with a recessed two storey side extension.

The property is not in a conservation area and is not a listed building and there are no protected trees on the site.

Retrospective permission is sought to retain a front porch addition to the two storey side extension and to allow continued use of a former garage as a bedroom for an elderly relative.

## Relevant Planning History

SU/9/06 – Two storey side/rear extension with part single storey rear extension. Granted 17.3.06

## Consultations

*None issued.*

## Representations

None received.

## Relevant Planning Policies and Guidance

National Planning Policy Framework (DCLG 2012)
South East Plan (GOSE 2009): BE1, CC1, CC6

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’.

**Planning Assessment**

***Principle***

Where extensions will have no significant impact on neighbours and are of an acceptable design permission will generally be forthcoming.

The creation of a independent dwelling in itself requires an application. An annexe implies the accommodation is not independent but the test depends on the facts of the case. The annexe is modest and comprises and existing converted garage. It possesses many of the attributes for independent living, including double bedroom; bathroom/WC . The status of an utility area is uncertain. However, it does not enjoy independent access and there is internal access through rooms to the main dwelling. That said, it would be simple to close off this internal connection, and, likewise, introduce an independent door behind the porch, as well as create a private amenity area to the rear. An independent dwelling would not be acceptable here due to its size and relationship to the original dwelling and so a condition to prevent the creation of independent access and the blocking off of the utility area from the corridor serving the bedroom and between the dining room and utility are justified.

***Visual amenity***

Policy AH7 (b) of the Adur District Local Plan requires extensions to be of a design and materials sympathetic to the original dwelling and the area in general. The porch needs planning permission as it has a floor area of 4.8 sqm. In itself it is typical of many porches visible in the area and moves the entrance focus from the side of the house to the frontage in the extension. The neighbouring house has its original main entrance in the front wall.

The porch is set well back from the main front wall and has been designed to reflect the glazing bar detail of the windows in the main house. It is not having any negative impact on the appearance of the property.

***Residential amenity***

The porch sits well away from any neighbouring boundary.

**Recommendation**

**APPROVE** for the reason:-

The development is not detracting from the local environment and is not having any unacceptable detriment on the amenities of neighbouring properties. It consequently does not conflict with the National Planning Policy Framework, Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary

Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings' and South East Plan policies (CC1, CC6, and BE1).

**Subject to Conditions:-**

1. Approved Plans
2. Prevent use of annexe as independent dwelling by blocking off of the utility area from the corridor serving the bedroom and between the dining room and utility area

**Informatives**

1. 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 any representations? N

Case Officer signed: MOK Date: 28/2/13

Authorised and signed by: PD Date: 28.2.13