Expiry Date – 31/3

Development Control – Delegated Officer Report

Application Number: AWDM/0194/20 Recommendation – Approve

Site: 157a Middle Road, Shoreham

Proposal: Demolition of existing outbuildings and erection of a timber pre-fabricated single storey building for use as a granny annexe, ancillary to the main dwelling

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 3/3

Site and Surroundings

This application relates to the rear garden of an Edwardian semi detached house, converted into two flats, on the north side of Middle Road. The site has a driveway on its east side and two detached garage buildings in the rear garden. Access to the first floor flat is from a single storey rear extension accessed from the side driveway. The rear garden is otherwise open and used for parking purposes mostly.

The neighbouring property, 155, is divided into two flats in the same manner and also has two garages at the rear. Common boundaries are divided by walls to the east and west side approximately 1.2 metres in height and panel fencing to the rear, 2 metres in height.

The applicant is the building freeholder and occupies the ground floor flat.

Proposal

Permission is sought to build a single storey annexe building in place of the two garages on site in the rear garden. The applicant, who is a wheelchair user, will occupy the annexe which has been designed to meet his specific needs. His brother will move into the vacated ground floor flat.

The structure measures 6 metres in width and 8 metres in depth. It is flat roofed, other than a centralised rooflight and has a maximum height of 3.35 metres. It is shown to be positioned 1 metre off the west boundary, 2 metres off the east boundary and 1.5 metres off the northern boundary. The building is to be clad in black weatherboard and ‘Golden Oak’ Pvcu windows.

The application has been revised since first submitted to include a 6 ft close bordered fence inside the eastern boundary wall for the length of the annexe.

Relevant Planning History

20/60 – Garage.

217/58 – Conversion to four flats.

Consultations

WSCC Higways:

'The application site is located on Middle Road a publicly maintained 'C' classified road subject to a 30 mph speed limit.

Access
An established access point will serve the proposed annexe and currently serves one dwelling. No changes to the access are proposed. An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there have been no recorded injury collisions within the vicinity of the site. Therefore there is no evidence to suggest that the existing assess is currently
operating unsafely.

Vehicle Parking and Cycle Parking
The existing garage (2.8 x 7.8 metres) is sub-standard; as a result, the LHA will take a view on the garage providing a NIL parking provision for the site.

WSCC parking demand calculator anticipates that a two-bedroom dwelling/annexe of this location would generate a parking demand of two spaces.

The applicant has not provided plans demonstrating the existing or proposed parking provision of the site other than the existing garage. As a result, the LHA will take a view on the proposal having a NIL parking provision.

From experience from other similar applications, it is extremely difficult to substantiate that a shortfall of two car parking spaces will result in an unacceptable highway safety issue and therefore not considered a justification for refusal on highways grounds. The LPA may wish to consider the amenity implications caused by a small increase in on-street car parking demand.

The applicant has proposed a nil cycle parking provision, as per the WSCC Sustainability policy we wish to see cycle storage implemented in the form of lockable covered storage.

Conclusion
In principle the Local Highways Authority (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. However, the LHA require a modification regarding the cycle parking, as described above.
Please raise these issues with the applicant and re-consult. At which time the LHA can advise suitable conditions and informative notes.'

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.'

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2 and 15 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 development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Character

The proposed annexe building is in the rear garden of this property and will be little glimpsed from the road. It will be visible to neighbours on all sides but replaces two outbuildings of similar proportions. Finished in black weatherboard it is different in colour to the white painted rendered outbuildings to be replaced but it is not considered that this contrast in colour will be harmful to the character or appearance of the area.

This application is for an ancillary annexe building and not a separate dwelling. The character of the area will not therefore be eroded.

Neighbour amenity

The new building replaces two existing garage buildings. It will not sit any closer to the back of the host dwelling than the existing garages. It is set off the shared boundary to the west whereas the current garage abuts this boundary. It will sit a similar distance off the east boundary as the present garage does. It is closer to the northern boundary than the current garages.

The northern boundary abuts the rear garden of 33 Southview Close. This boundary has a 2 metre fence dividing it. The annexe would sit 8 metres from the back wall of the house at No. 33 and extend along the shared boundary for the end half of this garden at a distance of 1.5 metres off this boundary.

It is not considered that the scale or position of the annexe building proposed would cause an unneighbourly impact on occupiers of No. 33 in terms of light or overbearing impact. Windows proposed in the north wall of the annexe would not overlook them either.

On the western boundary the annexe would abut a boundary wall approximately 1.2 metres in height. No.155 is arranged as two flats, as at the application site and includes two garages in the rear garden as currently on site. It appears that to the rear of these garages at No. 155 occupiers have arranged small patio gardens 3 to 4 metres deep as the remainder of their garden in front of the garages is given over to parking/turning.

These small garden areas will continue to receive adequate afternoon sun. The wet room window proposed on the west elevation will be conditioned to be obscurely glazed and non opening below 1.7 metres for mutual privacy purposes.

The boundary to the east is also defined by a 1.2 metre high wall and abuts the end of 17 metre deep gardens in St Julien's Close. The annexe is shown to include patio doors on this elevation and will be ramped on this side for access purposes. Given the proximity of the annexe to this boundary and the low wall defining it the applicant has been asked to show a 2 metre high close boarded fence inside this boundary to protect mutual privacy. The revised plan shows this and the permission is conditioned to require this fence to be built prior to first occupation and retained thereafter.

The development does not eat into valuable garden space. Outdoor 'amenity' space remains the same, albeit that it appears to be used more for parking/turning purposes.

Conclusion

This revised proposal is acceptable as long as it remains as ancillary accommodation only and in light of the applicant's personal circumstances.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Ancillary only
4. No separate access created
5. No sub division of garden
6. East boundary fence erected before first occupation and retained
7. Wet room window obscure/fixed below 1.7 metres

Informative

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.

Is recommendation contrary to any representations? No.

Case Officer signed:	MOK	Date: 20.3.2020
Authorised and signed by:	Peter Barnett	Date: 23 March 2020