Development Management - Delegated Officer Report

Application Number: AWDM/1027/20 Recommendation – Approve

Site: 50 Sompting Road, Lancing

Proposal: Proposed detached annex in rear garden (existing outbuilding removed)

Date of site visit: Not visited. Assessed using Google Maps and applicant's photos

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached house with long rear garden in Sompting Road. It is proposed to construct a detached single storey, mono-pitched roof annex building at the end of the rear garden. It will be fully self-contained with 1 bedroom, lounge, kitchen and shower room.

It will measure 10.5m by 5.3m and 3.5m tall at its highest point. It will be sited at the end of the garden, 1m from the rear boundary and 1.2m from each side boundary. It will replace an existing outbuilding in the same location.

Relevant Planning History

AWDM/1027/20 - Proposed 1no. bedroom bungalow for relative in rear garden (52 Sompting Road) - approved

Consultations

West Sussex County Council: The **Highways Authority** has no objection. No alterations to the existing access arrangement are proposed and the proposed annexe is not anticipated to result in a material intensification of use of the existing access. The proposed demolition of the garage/outbuilding would potentially result in the loss of one parking space for the existing dwelling, however there appears to be sufficient remaining space to the front and side of the existing dwelling to accommodate a number of vehicles, including for the proposed annexe.

Adur and Worthing Councils: The **EHO (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.

In this case, the bedroom is only accessed through the kitchen/living room and so is an inner room. The bedroom window needs to comply with fire escape window requirements.

Also the only natural ventilation to the kitchen/living room appears to be through large bifold doors. This will make it difficult to provide ventilation without compromising security.

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.

Technical Services: Flood risk- The application is within flood zone 1, the site is not shown to be at risk from surface water flooding. We have no objections to the proposals from a flood risk perspective.
Surface water drainage- the application includes no or small changes to impermeable area, due to the scale and location of the proposed development we have no conditions to request. Any alterations to surface water drainage must be designed and constructed in accordance with building regulations, and must follow the hierarchy for sustainable drainage.

Lancing Parish Council: No objection

Southern Water: Request usual informatives

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (February 2019)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The property enjoys a large garden (approximately 26m long) and the proposed building will not be overdevelopment. Outbuildings are common in the area and it will not be out of keeping. Being at the rear it will have no

impact on the street scene. It will replace an existing outbuilding in the garden. A similar building has recently been approved next door at No.52.

Residential amenity

To the north it is 1m from the boundary with 103 Wembley Avenue, the rear garden of which runs behind the site. The annex replaces an existing larger outbuilding which is closer to the boundary and it is therefore not considered that 103 will be adversely affected by this proposal.

To the west, 52 Sompting Road also has its own outbuilding at the end of the garden and has permission for an annex. To the east, No.48 also has structures at the end of the garden and will not be adversely affected by this proposal.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Ancillary use only

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

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.

Case Officer: Peter Barnett Date: 18 March 2021

Authorised by: Gary Peck Date: 19 March 2021