Development Management - Delegated Officer Report

Application Number: AWDM/0483/14 Recommendation – Approve

Site: 63 Overhill, Southwick, Brighton West Sussex, BN42 4WH

Proposal: Conversion and extension of existing garage to form self-contained annexe for dependent relative

Date of site visit: 2 May 2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached bungalow on the west side of Overhill close to the junction with Holmbush Way. The bungalow shares a driveway with 61 Overhill and there is a pair of flat-roofed attached garages at the end of the driveway, set behind the rear of the bungalows. The garages have a parapet wall at the front.

The application is proposing to extend at the rear of the garage and to convert the extended building into a self-contained annexe for a relative. The extension will measure 4.4m deep, 3.2m wide and 3.2m high with a new pitched roof to replace the existing flat roof. At the front, the parapet is to be removed and replaced with a hipped roof approximately 0.2m higher than the parapet. The garage door is to be removed and replaced with a new entrance door and window with canopy over. A door in the side of the building will open into the shared garden.

Relevant site history

None

Consultations

None

Representations

None received

Relevant Planning Policies

Adopted 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’
Assessment of Saved Policies (ADC 2013)
National Planning Policy Framework (CLG 2012)

Planning Practice Guidance (CLG 2014)

Planning Assessment

Principle

The proposal comprises upgrading of the existing housing stock located within the built up area and can be supported in principle. The use of an outbuilding as an annexe is acceptable provided its use remains ancillary to the main house. 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 rear extension will be hidden from public view by the existing garage. The alterations to the roof and the front of the garage will have some impact, removing the symmetry of the existing parapet and forming an obvious entrance to the building. However, the garage could be converted and altered at the front without requiring planning permission. The new roof is not significantly taller than the existing parapet and the building is set back from the road by 23m, glimpsed only along the driveway in the narrow gap between the bungalows. Consequently, the visual impact of the proposal is not considered to be unduly harmful.

Residential amenity

The proposed extension at the rear of the garage will run along the boundary with 61 Overhill to the south, which sits at a lower level. There is an outbuilding within the garden of No. 61, adjacent to the site boundary and behind their garage, and it is not considered that the proposal will have an adverse impact on the amenities of that property. The extension is sufficiently distant from the neighbours to the north and west to prevent any adverse impact. There is a large outbuilding at the rear of No.65 to the north.

The use of the building as an annexe is not considered to be likely to result in unacceptable noise or disturbance to neighbours.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the National Planning Policy Framework

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. Annexe use only

4. Approved plans

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: 16 May 2014

Authorised by: Gary Peck Date: 19 May 2014