Development Management – Delegated Officer Report

Application Number: AWDM/1940/22 Recommendation: APPROVE

Site: 47 Sompting Road, Lancing, West Sussex

Proposal: Granny Annexe in the rear garden for family member

Date of Site Visit: 24th January 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application site is a detached bungalow within a street of both houses and bungalows of varying design and style. The property has a long rear garden and backs onto the rear gardens of properties in Tower Road. There is an existing hipped roof out building currently used as a storage shed. Permission is sought to build an annex to the rear of the existing building along the western boundary. The building is required for a dependent relative. The original plans showed a large building with storage in the roof space with roof lights; a two bedroom annex with storage room. Officers advised that the scale and height of the building should be reduced along with the footprint to provide only the required space necessary.

Amended plans have been received which show the building reduced in height with a flat roof, 2.6 metres high. The floorplan now shows a living space, wetroom and bedroom and as it is for the use of a wheelchair user the space is considered necessary for such use and the amended plans show wheelchair movements and a ramp from the bungalow to the annex. The application forms state that annex is for the applicant's aunty who is a wheelchair user to come and stay with her sister as the bungalow is currently unsuitable to accommodate her.

Consultations:

West Sussex County Council: The Highways Authority : - No alterations are proposed to the existing access arrangement. From inspection of the plans, the applicant proposes a two-bedroom annexe to the rear of the site. The LHA does not anticipate that the proposed development would lead to a material intensification of use of the existing access. Parking arrangements will remain as existing, with a driveway that can accommodate 2-3 cars. The LHA considers the existing parking provision to be suitable for this site. In summary, the 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, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal**.**

Southern Water: - Any new connection to the public sewer will require an application to Southern Water.

West Sussex Fire and Rescue: - The original comments stated that there was further than 45 metres between the annex and the fire appliance. The applicant's agent has been in discussion with the WSFand R and the following comments have been made: - Thank you for your enquiry regarding Fire Service access to the intended Annex to 47 Sompting Road and the potential use of domestic sprinkler or water mist systems being used to mitigate the 45m distance requirement for this new build domestic premises. West Sussex Fire & Rescue Service do consider domestic Sprinkler or Water mist systems being the preferred mitigation for extended distances from the new build location and the fire appliance, The sprinkler or water mist system would either extinguish or suppress a fire considerably, which in turn gives attending fire crews more time to break out flat wall firefighting hoses, and set up their equipment prior to attending the fire, if the property is more than 45m away. West Sussex Fire & Rescue Service look at each planning application and give our advice and guidance depending on the information and situation observed for each application. In this case I would consider either seeing if the access from the fire appliance to the annex can be shortened in any way to get to the 45m requirement, if not then install domestic sprinkler or water mist system to BS9251 or BS8458 standard. Either would be considered acceptable.

Adur and Worthing Councils:

Environmental Health Private Sector Housing: - The layout of the annex is unacceptable - the main bedroom is an inner room accessed through an open-plan kitchen living area. The proposed occupant is disabled and so a fire escape window may not be acceptable. The second bedroom (which is unusual for a granny annex) does not have any windows or access to natural light and so is not suitable as a habitable room

Revised Plans: - As long as the window to the bedroom complies with fire escape requirements then no objection.

Representations: - None received.

Lancing Parish Council: - Original plans: - object on grounds of design and suitability.

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 (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity and character

The building is to be located to the rear of the bungalow in the large rear garden area. There is an existing large out building and the new building will be positioned to the rear of this along the western boundary. As reduced in scale the building is considered to be acceptable in this case. It is required for a dependent relative and her sister, one of which is a wheelchair user, the space allows for this use without representing unnecessary development. The space shown will facilitate this use and the use of the building will be linked to the main dwelling with shared facilities, amenity space and driveway. The large rear garden will allow this development to be accommodated without impacting upon the character and appearance of the locality detrimentally the development is in keeping in scale, height and footprint with the plot and surrounding locality.

Residential amenity

The building is against the western boundary and away from the rear boundary. Due to the existing building there will be some screening in this case. The scale of development and its position within the site will not give rise to any significant loss of light, outlook or overlooking. The windows on the south and west elevation are conditioned to be obscurely glazed and no additional windows are permitted on these elevations. To avoid any overlooking toward the neighbouring boundaries. The use is to be ancillary to the main dwelling, an annex for a dependent relative. A condition is attached to ensure that this is the case and that the building will remain ancillary.

Fire Safety

The original consultation response from FRS Water and Access advised that there was more than 45 metres between the annex and the fire appliance. The applicant's

agent has discussed details with the consultee and the revised comments have advised that a mist or sprinkler system can mitigate this harm to limit spread of a fire whilst hoses are spread out. This will be conditioned.

Private Sector Housing originally objected to the layout of the annex; they have since advised that they have no objection to the layout as amended provided that the bedroom window meets fire escape requirements. An informative has been added as such.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials
4. No additional windows on the south and west elevations of the building and the windows hereby permitted on these elevations shall be fitted with obscure glazing at all times.
5. Ancillary annex building.
6. Sprinkler or mist system shall be installed prior to occupation of the annex hereby permitted and shall remain in place at all times.

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments
2. Bedroom window must meet fire escape requirements

Case Officer: Hannah Barker Date: 6 March 2023

Authorised by: Peter Barnett Date: 6 March 2023