Development Management – Delegated Officer Report

Application Number: AWDM/0945/17 **Recommendation – Approve**

Site: **62 Buckingham Road, Shoreham-By-Sea**

Proposal: **Part demolition of an outbuilding and erection of an ancillary granny annexe.**

Date of site visit:25.07.17

Neighbours checked: Y

Site, Surroundings and Proposal

The property subject of the application comprises the substantial, three storey semi detached dwelling 62 Buckingham Road. It is located on a street which comprises of mainly larger style properties of varying design. This is a through road with Shoreham town centre and the train station to the south. The property is set back from the highway with a large driveway. There is a flat roof garage with parapet wall to the side of the dwelling, the parapet wall joins the garage to the house. Behind the garage is a separate, modest out building painted white with an asymmetric roof. This building abuts the boundary with no. 64 to the north.

Consent is sought to part demolish the existing rear outbuilding and create an single storey granny annex abutting the side, northern boundary of the site. The building as originally submitted showed a building finished with white render as the existing outbuilding is, with a similar roof design with a tiled roof and brick detailing. The annex was shown to provide a bedroom, W.C kitchenette and living space. Access to and from the annex would be through the main dwelling. Supporting information has been provided to state that the applicant's mother is unable to live alone and the intention is to have her close to the main house to cook for her clean and do chores whilst she has some independence. The supporting information states that meals intend to be cooked in the main house and taken out to her as she is unable to prepare meals and hot drinks without assistance.

The annex is shown on the original plans as being 11 metres long, along the side boundary. It is 2.7 metres wide, adjacent to the side of the main house, increasing to 3.58 metres wide as it kinks out beyond the rear of the dwelling. The lower part of the roof is 3.1 metres, increasing to 4.3 metres adjacent to the boundary.

Officers considered there to be concerns with regards to the scale and height of the annex building in close proximity to the adjacent neighbour and also in the light of

the building being required only for ancillary accommodation and appearing overly generous.

The length has been reduced to 9.5 metres, the width slightly reduced by 0.1 metres. An overall reduced footprint from 36.8 sqm to 31.2 sqm.

After discussion with the agent amended plans were submitted to show the roof altered to a flat roof to reduce the overall height and therefore reduce the impact on the neighbour. The footprint of the building has also been reduced to limit the potential for the accommodation to appear and or be potentially used as a separate unit of accommodation in the future as the needs of the family change and the property changes ownership over time. It is considered that this would also eliminate the need for a legal agreement to restrict the use of the building and in the light of this and the proximity to the main dwelling it is considered that a restrictive condition will suffice, this is discussed below. Any windows facing onto the neighbour have also been removed.

Representations and Relevant Consultation Responses:

Representations: - none

West Sussex County Council Highways Authority: -

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

The annexe will not impact upon exiting access, parking and turning arrangements at the property and is not anticipated to give rise to a highway safety or capacity concern.

No transport grounds to resist the proposals.

Relevant Planning Policies:

Saved Adur Local Plan Policies; , AH7,
Adur Submission Local Plan Policy 15 (2016)
The National Planning Policy Framework
National Planning Practice

Planning Assessment:

The main issues raised by this proposal and for consideration here are impact upon the visual amenity and character of the locality and residential amenity.

Residential Amenity

The main properties to be affected by the proposal are no. 64 to the north of the site. The proposed annex building will abut the boundary with this adjacent property. However no. 64 is a large detached dwelling on a substantial plot. There is a garage

adjacent to the garage at the application site, these building abut each other. This neighbouring garage continues along the boundary adjacent to the existing out building at the application site. To the rear of this garage at no. 64 is a shed. The proposed building will extend beyond this shed. As originally submitted it was high adjacent to the boundary at 4.3 metres maximum height. It is now 3.1 metres. This is now considered acceptable. The main living accommodation at the neighbouring dwelling is set in from the boundary. There is also some vegetation screening. Also the living space and the annex layout is designed to all face into the site with doors all on the southern side of the building.

No. 60 to the south of the site is impacted to a much lesser degree due to the distance of the development from this dwelling and the existing deep single storey extension abutting the application site with tall parapet wall. No adverse impact will result.

Due to the use of the building being that of an occupied annex and not a domestic outbuilding there will be additional noise and activity associated with such a use. Yet this would not be to a degree to be detrimental to the amenities of the adjacent occupiers. This domestic, ancillary use would not be harmful within the overall context of this residential locality. The proposal as reduced in scale contributes to its ancillary, subservient impact.

Although unlikely due to the very close proximity of the building to the main house and its limited means of independent access from the front of the dwelling, here could be the potential here that this annex building could in the future become an independent residential dwelling. This would be harmful to the occupiers of the proposed annex, main host dwelling and potentially neighbouring dwellings should this occur. Yet as stated this is highly unlikely given the close proximity to the main house and the intimate area to the rear of the house. The French doors of the annex open onto the shared rear garden well into the site away from any side boundaries. It is not considered that any appropriate or satisfactory separation could occur here. This is further the case as a result of the reduction in footprint and scale of the development from that which was originally submitted. However as a precaution independent use may be prevented by a suitable condition restricting its use to being ancillary to the main dwelling only. Due to the close and intimate relationship that the annex has physically with the main dwelling due to its positioning and layout design and siting it is considered such a condition would suffice here and a legal agreement preventing such use is not considered necessary here.

Visual Amenity and Character of the Dwelling and Surrounding Locality

The annex building will be behind the existing garage within the rear garden on the host dwelling. It will not be clearly visible within the street scene. Its height reduction and change in design to flat roof limits its impact. It is set back from the front of the dwelling and the highway. The footprint of the annex is modest in relation to the large rear amenity space and plot. It will be occupied by a family member of the host dwelling within a caring family setting whilst allowing the relative to have some independence. It is not considered that it represents over development within the context of the proposed need.

As stated above additional noise and activity may occur due to the proposed annex and living arrangements however this activity would be closely linked to the main dwelling and would not be to such a degree to be to the detriment of the residential character of the locality.

Recommendation

Approve subject to conditions

1. time limit

2. The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of the property as a whole (as it exists at the date of this permission) as a single dwellinghouse and shall not be used as a separate dwelling.

3. Approved Plans

4. No additional windows in the northern elevation of the building.

Informative: -

1. Proactive with amendments

Is recommendation contrary to any representations? N

Case Officer signed: Hannah Barker Date: 25th September 2017

Authorised and signed by: Jo Morin Date: 25.09.2017