Development Management - Delegated Officer Report

Application Number: AWDM/0398/21 Recommendation – Approve

Site: 6 Westout Cottages, Upper Brighton Road, Sompting

Proposal: Proposed detached annexe at end of rear garden.

Date of site visit: 19 May 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is an end of terrace dwelling at the western end of Sompting village, within the Conservation Area. The dwelling has a long rear garden, 57m in length and 7m wide, with agricultural land to the west and north with the A27 beyond. Permission is sought to construct a detached annexe at the north end of the garden for the applicant's elderly mother. It will measure 5.7m wide, 6.5m long and 3.6m high with a pitched roof. It will have felt shingles on the roof with composite cladding to the walls.

The applicant has explained that the annexe is to be situated at the bottom of the garden as there are chicken runs and 3 geese situated in existing buildings halfway down the garden. Siting it at the end of the garden also does not impose on the neighbour's privacy in any way, blocking light or views of the downs. There is an existing summer house at the end of the garden which will be removed on completion of the annex to create a garden area for the mother.

Relevant Planning History

ADC/0314/10 - Pitch-roofed summerhouse (with storage in roofspace) at end of rear garden (retrospective)

Consultations

West Sussex County Council: The **Highways Authority** has no objection. No vehicular access is associated with this site. Parking arrangements will remain unchanged, with vehicular parking being accommodated on-street. The LHA does not anticipate that the proposed development would give rise to a material intensification of movements to or from the site.
There is no evidence to suggest the nearby road network is operating unsafely or that the proposal would exacerbate an existing safety concern. In conclusion, 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 109), and that there are no transport grounds to resist the proposal.

Adur and Worthing Councils: The **Trees and Landscape** Officer advises that he has taken a look at the Aerial views and does not consider the trees to be appropriate to the area or in need of retaining. However he does consider that there should be some replanting to break up the view of the building. A row of small native trees such as Hawthorn would be suitable.

Technical services: Flood risk- The application is within flood zone 1, and is not shown to be at risk from surface water flooding. We therefore have no objections to the proposals.
Surface water drainage- the application includes minor increases in impermeable area.Due to the scale and location of development we have no conditions to request.Surface water drainage must be designed and constructed in accordance with building regulations, and must follow the hierarchy for sustainable drainage.

Public Health: No comment

Private Sector Housing: The bedroom is an inner room - the window will need to comply with fire escape window requirements to mitigate the risk.

ADCAG: Members are concerned with the number of outbuildings which already exist in the property which, should this latest application be approved, approx. 50% of the said garden will be built on which in turn will be out of keeping with the characteristics of the conservation area. In addition to which, it will set an unwelcome precedent. Members recommend - REFUSE

Southern Water: Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer. The proposed development would lie within a Source Protection Zone. The applicant will need to consult with the Environment Agency to ensure the protection of the public water supply source is maintained and inform Southern Water of the outcome of this consultation.
It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

Sompting Parish Council: Although the Council has no objection it feels that there must be a covenant to the Land Registry title deeds so the annexe cannot be sold separately and restricted to use by family members. It feels that this is somewhat 'more' than a garden office which will entail the removal of a number of mature conifer trees. All this within the Sompting Conservation area.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 13, 14, 17

‘Supplementary Planning Guidance’ comprising: Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’’
National Planning Policy Framework (February 2019)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The site lies within the Conservation Area, Local Green Gap and Countryside. Within these areas any development permitted must be consistent with other policies of this plan, and must not (individually or cumulatively) lead to the coalescence of settlements. In the case of residential buildings, any extensions should be subservient to the existing building.

Visual amenity

The proposed annexe is not excessively large and is typical of many such buildings found throughout the District. Its position at the end of the garden means that it is quite distant from the main house and its visibility will be increased as a result of the proposal removal of existing conifer trees from the north and west boundaries. The applicant is proposing to fence the boundaries but the Tree Officer has recommended that some replacement planting takes place to help break up views of the building. The applicant has subsequently provided a plan showing planting around the north and west boundaries, behind the new fence.

The building in itself takes up a relatively small area of the garden and does not result in a cramped or overdeveloped appearance, particularly as the existing summerhouse close by is to be removed. There are other structures in the garden (for keeping chickens and geese) but it is not considered that the proposal will result in overdevelopment or harm to the character and appearance of the Conservation Area.

Residential amenity

The dwelling has a rear garden of 53m, with the annexe to be located at the north end of the garden. One window will face towards the rear garden of 5 Westout Cottages to the east but it serves a bathroom and can be required to be obscure glazed by condition. While visible from neighbouring gardens, at the distance involved from the houses it is not considered that it will cause sufficient harm to the residential amenities of those occupiers to justify refusal.

A condition to limit its use to ancillary residential use only is to be imposed.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

3. Materials as specified
4. Ancillary accommodation only
5. Obscure glaze east side window
6. Summerhouse to be removed before first occupation
7. Planting to take place within first planting season following competition of development

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

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: 24 May 2021
Authorised by:	Gary Peck	Date: 24 May 2021