Expiry Date – 17/9, ppa 16/10

Development Control – Delegated Officer Report

Application Number: AWDM/1135/20 Recommendation – Grant

Site: 13 Street Barn, Sompting

Proposal: Proposed stable conversion to provide en-suite guest bedroom and home office ancillary to existing property

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 11.9

Site and Surroundings

This application relates to a detached outbuilding in the rear garden of 13 Street Barn, a two storey flint faced semi detached dwelling built about 13 years ago. The house itself is now at the western end of Street Barn a development of 18 houses in a private road. The outbuilding itself forms part of the flint boundary wall of West Street and is a low rise slate hipped roofed former stable building.

The site is not in a conservation area and is not listed.

Proposal

Planning permission is sought to convert the outbuilding into an en-suite guest bedroom and home office. The application has been revised since first submitted and is no longer for an 'annexe'. The cooking facilities have been removed. The new space will include an en-suite bedroom and separate home office. External alterations to enable the conversion include the introduction of a rooflight on the north, West Street, elevation, French doors on the west end, a high level window on the east end and a full height window and stable door on the south side.

Relevant Planning History

S/22/05 - Demolition Of Existing Barn & Erection Of Re-Sited Replica Building For 2 No. Three-Bedroom Dwellings (Amendment To S/57/04). Granted 12.5.05

S/44/03 - 18 Dwellings (2 Within Converted Barn) & Demolition Of Other Farm Buildings (Outline With Access Details). Granted 7.4.04

Consultations

Sompting Parish Council:

No objection is principle but this isn't an annexe as it is not attached to the house. It is a completely self contained dwelling and a covenant should be attached ensuring it is not sold separately and is only occupied by family members. The rear flint walling should be retained and is the slate roof to be replaced in slate?

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Neighbour amenity

This development will not have any impact on neighbours. It is well removed from any shared boundary other than with the main road. From this elevation only a rooflight is to be introduced. The agent has agreed to it being a conservation style rooflight to match those of the main dwelling.

Character

The conversion of this outbuilding to form an en-suite guest bedroom and home office to the main dwelling is also acceptable. As it is detached and on a main road boundary it would be possible to sub divide it from the main dwelling. Conditions to restrict its use to that of ancillary use only, no sub-division of the garden and no formation of a separate access from West Street are all recommended to prevent subdivision. This is in the interest of local character.

Recommendation APPROVE subject to the following conditions:

1. Approved plans
2. 3 years
3. Materials as per agent's email dated 16/9/2020
4. New slates agreed in writing first

5. The converted outbuilding hereby permitted shall only be used for purposes incidental to the enjoyment of the existing dwellinghouse (13 Street Barn) as a guest bedroom and home office only and shall not be used as self-contained primary living accommodation.
6. Notwithstanding the provisions of the General Permitted Development Order 1995 as amended (or any order revoking and re-enacting that Order with or without modification) the garden shall not be divided in any way to create separate and self contained garden accommodation for the outbuilding hereby approved.
7. Notwithstanding the provisions of the General Permitted Development Order 1995 as amended (or any order revoking and re-enacting that Order with or without modification) no direct independent access from West Street shall be formed across any part of the curtilage of No. 13 Street Barn to give access to the outbuilding.

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to any representations? Yes.

Case Officer signed: MOK Date: 15.10.2020

Authorised and signed by: Peter Barnett Date: 15 October 2020