Development Management - Delegated Officer Report

Application Number: AWDM/0999/16 Recommendation – Approve

Site: 27 Greenways, Southwick

Proposal: Single storey detached granny annexe in south-west corner of rear garden (to replace existing garage).

Date of site visit: 20 September 2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached bungalow on the west side of Greenways. It has a detached garage at the rear accessed by a shared driveway. It is proposed to demolish the garage and construct a detached single storey outbuilding to be used as a granny annexe. It will contain a bedroom and shower room but no cooking facilities.

The building will measure 5.4m long, 2.9m wide and 2.7m high with a flat roof. It will be of brick construction with a felt roof.

Relevant site history

AWDM/0173/13 - Application for certificate of lawfulness for proposed single storey rear extension

Consultations

Southern Water – Request informatives

Representations

1 letter of objection received from an unspecified address:

- Will set a precedent
- Most of the properties in the area have shared drives
- Activity outside adjoining garage (car washing/parking) likely to affect amenity of occupier of annexe
- Will affect way adjoining garden is used
- Loss of privacy

Relevant Planning Policies

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’ National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. 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 proposed building will be a very similar size to the existing garage and, being located behind the host dwelling, well back from the road, it will not have an intrusive visual impact.

Residential amenity

The objection is noted. However, it should also be noted that were the applicant to convert the existing garage, rather than demolish and rebuild, it would not require planning permission. While the annexe will sit adjacent to the neighbour's garage and shared driveway, it is not considered that the level of activity arising from such an arrangement will be sufficient to cause harm to the future occupier. Consequently, it is not considered that the grounds for objection are reasonable or sustainable.

The accommodation to be provided is small but the bedroom size exceeds that recommended for a single bedroom in the National Standards. The accommodation will not be self-contained and there will be a reliance on the main dwelling for kitchen facilities.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified
4. Use as annex accommodation only

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: 20 September 2016
Authorised by: Gary Peck Date: 20 September 2016