Expiry Date – 24/1

Development Control – Delegated Officer Report

Application Number: AWDM/2148/21 Recommendation – Refuse

Site: 28 Hawkins Road, Shoreham

Proposal: **Garage conversion and extensions to front and rear to form a self contained annex.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 14.1

Site and Surroundings

This application relates to a detached bungalow on the west side of Hawkins Road close to the junction with Hawkins Crescent. The property has a driveway on its south side and a detached hipped roof garage behind the house.

Hawkins Road rises up from the site such that this bungalow is on higher ground to No. 30. No. 30 has a driveway and garage paired with the site. No. 26 has been extended into the roof such that from the rear it appears as a chalet bungalow. It has a detached garage at the end of its rear garden at right angle to the site accessed of Hawkins Crescent. The site back onto Holmbush Primary School grounds.

It is not in a conservation area and is not a listed building.

Proposal

Planning permission is sought to convert and extend to the front and rear of the existing garage to create a 1 bedroom 'annex' for a family member. The front extension to the garage is modest, 1.3 metres in depth, and creates a porched entrance with the garage itself creating a kitchen. A rear extension 1.55 metres in depth creates a wet room. These extensions follow the roof form of the garage. The proposal then dog legs off the boundary with No. 30 by 3 metres and extends a further 7.1 metres into the garden. It is flat roofed to a height of 3 metres. A living/dining room and separate bedroom are shown.

The proposal is fully self sufficient with its own front door. There is no need to enter the main house.

Relevant Planning History

101/53. Conservatory. Granted.

Consultations

Health: *With reference to the above application, given the proximity to exiting dwellings I would advise the following conditions:*

Construction work shall not commence until a scheme for the protection of the existing neighbouring premises from dust has been submitted to and approved by the local planning authority. The scheme as approved shall be operated at all times during the demolition and construction phases of the development.

Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times.

Monday - Friday 08:00 - 18:00 Hours
Saturday 09:00 - 13:00 Hours
Sundays and Bank Holidays no work permitted

Any temporary exception to these working hours shall be agreed in writing by the Local Planning Authority at least five days in advance of works commencing. The contractor shall notify the local residents in writing at least three days before any such works.

Technical Services: *Thank you for the opportunity to comment upon this application. We have the following comments on flood risk and surface water drainage.*

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 on flood risk grounds.

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. Any alterations to surface water drainage must be designed and constructed in accordance with building regulations.

Highways: No objection.

Southern Water: No objection. Standard informatives apply.

Representations

One representation received from No. 31. Please ensure adequate parking is provided. Loss of the garage may exacerbate an existing parking problem.

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policies 1, 2, 3, 15, 18, 19, 20, 34, 35, 36 including 'Development Management Standard No. 1 Space Around Flats and Houses' and 'Development Management Standard No.2 Extensions and Alterations to Dwellings'.
WSCC Guidance on Parking at New Developments (Sept 2020)
Revised National Planning Policy Framework (HCLG 2021)
National Planning Practice Guidance (CLG)

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

The proposal is sufficiently removed from neighbouring boundaries not to cause significant harm.

Character

Typically annex buildings in rear gardens are smaller in scale, relate less obtrusively to the parent building in how they occupy garden space and have a greater connection to the parent building in terms of their form and function.

From the street the extension to the garage maintains its original appearance and would be in keeping. The flat roof 'tail' to be added is large and unlike the outbuilding in the immediate vicinity. It would appear anomalous in this garden in both is scale, position and form.

The proposed annex is fully self contained with its own front door and the potential to create its own private garden area thereby creating an independent unit. The proposal lends itself to a sub division of the plot.

It is also generous in its proportions with a floor area in excess of 50sqm and would occupy a considerable portion of the rear garden. It has no functional relationship with the parent building and is in effect a rear garden bungalow. This is out of character and harmful to the pattern of development locally.

In its form and relationship with the parent building it is also awkwardly arranged and would interfere practically with the use of the rear garden as it largely bisects it and would also harm outlook from the main family sized dwelling.

Adopted Local Plan policy 15 states:

Development should be of a high architectural quality and respect and enhance the character of the site, and the prevailing character of the area, in terms of proportion, form, context, massing, siting, layout, density, height, size, scale, materials, detailed design features and landscaping. Development should:

- Enhance the local environment by way of its appearance and character, with particular attention being paid to the architectural form, height, materials, density, scale, orientation, landscaping and layout of the development;
- Include a layout and design which take account of the potential users of the site;

• Make a positive contribution to the sense of place, local character and distinctiveness of an area; and not have an unacceptable impact on adjacent properties, particularly residential dwellings, including unacceptable loss of privacy, daylight/sunlight, outlook or open amenity space;

When considering applications for extensions or alterations to dwellings, proposals will be expected to comply with the criteria contained in the Council's adopted Development Management Standard No.2 "Extensions and Alterations to Dwellings" (as amended or superseded by other Council guidance in force at the time an application is considered) or any other appropriate national standard.

Adopted Development Management Standard 2 states:

The effect on the dwelling to be extended
2.4 Although the Council is unlikely to be concerned with the precise details of the internal layout proposed for an extension, it will need to ensure that a satisfactory standard of amenity is retained. There are two main areas of concern:
Garden Size - The Council will wish to ensure that any proposal does not result in an over-development of the site. An adequate amount of garden should therefore be retained both for the use of the occupiers of the property and to prevent a cramped appearance. A rear garden of 11m depth should normally be retained where possible.

Daylight/outlook – it is not essential for every room to have an outlook and good natural daylighting. However, the Council will wish to ensure that the daylight to and outlook from the principal windows of existing habitable rooms is not unacceptably reduced and that it is adequate for proposed habitable rooms. Habitable rooms will be taken to include living rooms, dining rooms, bedrooms and kitchens (but not small kitchenettes).

The appearance
2.5 The most important basic principle is that any extension should be in keeping with the appearance, scale, design and character of both the existing dwelling and the street scene generally.'

The proposal would be contrary to adopted policy 15 and adopted Development Management Standard No. 2.

Recommendation REFUSE for the following reason:

The scale, form, position and design of the proposal represents an anomalous overdevelopment of the plot capable of fully independent occupation with the potential to subdivide the plot that would be harmful to the pattern of development locally. It would also be harmful to the living conditions of occupiers of the main dwelling in terms of obstructed outlook and functional use of the rear garden. The proposal is therefore contrary to adopted policy 15 of the Adur Local Plan and Adopted Development Management Standard No. 2 'Extensions and Alterations to Dwellings'.

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to discuss the best course of action and is also willing to provide pre-application advice in respect of any future application for a revised development.

Is recommendation contrary to any representations? No.

Case Officer signed: MOK Date: 20.1.22

Authorised and signed by: Peter Barnett Date: 20 January 2022