Development Management - Delegated Officer Report

Application Number: AWDM/1328/18 Recommendation – APPROVE

Site: 6 Greentrees Crescent, Sompting, Lancing

Proposal: Extension, including increase in height, and conversion of detached garage to habitable room for use by friends/family.

Date of site visit: 8th October 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached bungalow within a street of similar style properties. The bungalow has been extended with rooms in the roof. Set back to the side of the bungalow is an existing detached single garage. Permission is sought to extend this garage building with an addition to the rear and increase in height with new flat roof. It will increase from 2.45m to 2.8m, with a greater increase at the rear due to the existing building have a sloping roof (increasing from 1.9m to 2.8m at the rear). Its length will increase from 6.8m to 8.7m.

It is proposed to convert the building to use as habitable space with the proposed plans showing a living space, bedroom and bathroom. The garage door to the front is replaced with a window, a replacement window to the rear and double doors and a window to the side onto the garden of the application site. The application describes the use of the building as 'habitable room for use by friends/family.'

Sompting Parish Council: - In support of application.

Representations

2 Email representations received, from owner occupier of no. 7 Greentrees Crescent and 55 Cokeham Lane .

- A condition should be attached limiting this to ancillary no kitchen area. No consent for renting out of the building nor any business run from it.
- This plot has already been overdeveloped.
- This takes away the enjoyment of the gardens of the adjacent bungalows, Nos 14 and 15 Cokeham Gardens.
- The changes allow for a perfectly lettable annex, if they want a house buy a house.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15

‘Supplementary Planning Guidance’ comprising: Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’’
National Planning Policy Framework (July 2018)

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

As existing the garage building is set back to the side of the property. It is behind double gates. Despite it being deeper and slightly wider it will not be clearly visible within the street scene. The removal of the garage door will have no impact upon the character and appearance of the dwelling or street scene this variation to the physical appearance of the building is not significant.

Residential amenity

The main properties to be affected are no. 15 Cokeham Gardens directly to the south (side) and no. 14 to the east (rear). The proposed building will come closer to the boundary to the rear than the existing garage, (no. 14). There will still be spacing between the buildings, the increased height with new flat roof is also not considered to have any significant impact upon the occupiers of the property to the rear.

The garage is close to the side of no. 15 the increased height will be visible above the boundary fence. On balance this increased height and the depth will not give rise to a significantly detrimental impact here. The building is to the north of No.15 so there will be impact on sunlight to that property. The depth of the projection beyond the rear of No.15 is approximately 2m and does not breach a 45 degree line measured from the nearest ground floor rear window at No.15. Any impact would not be sufficiently harmful to warrant a refusal here.

With regards to the proposed use of the new building, the plans show no kitchen facilities and a bathroom, bedroom and living space. This suggests ancillary use with the description referring to the use for friends and family. The use of the building would be ancillary and incidental to the use of the main dwelling with no use as a separate dwelling and no persons to be employed from the building. A condition is attached to ensure that this is the case. Used in this way the building will not give rise to any activity which would be out of character with the locality nor would it be detrimental to the amenities of the adjacent occupiers. Some concerns have been expressed by neighbours that the building could be let out as a separate unit of accommodation. With the safeguarding condition this will not be the case, the building could only be used ancillary, therefore protecting the residential amenities of the adjacent occupiers and the character of the locality.

Recommendation

APPROVE

Subject to Conditions:-

1. standard time limit
2. materials to match
3. restriction of windows
4. ancillary use only
5. approved plans

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

1. 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: Hannah Barker Date: 15th October 2018

Authorised by: Peter Barnett Date: 15 October 2018