Development Management - Delegated Officer Report

Application Number: AWDM/0761/12 **Recommendation – Approve**

Site: **77 Greenways Crescent, Shoreham-By-Sea, West Sussex BN43 6HR**

Proposal: **Amendment to planning permission reference ADC/0176/10 to enable approved extension to be used as a 'granny' annexe, including additional window to side elevation**

Date of site visit: N/A

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is an end of terrace hip-roofed dwelling located on a bend in the north west corner of Greenways Crescent. The dwelling has a flat roofed single storey extension at the side and a lean-to conservatory at the rear. There is a detached garage in the rear garden and the garden itself is relatively large in comparison with its neighbours.

Planning permission was granted in 2010 for a first floor side and rear extension at the southern end of the house, with a single storey rear extension adjacent to the boundary with the attached neighbour, a rear dormer and front porch (ADC/0176/10).

This application is seeking permission to use the extension as a 'granny' annexe as an amendment to the previously approved scheme. Internally, the extension would be accessible from the main house by an opening in the hallway on the ground floor. A second opening is also to be provided at first floor between a bedroom and bathroom. The annexe and main house would share a porch entrance at the front, with the annexe being accessible also via a rear door to the ground floor living room. The annexe would contain a kitchen, living room and WC at ground floor with stairs to the upper floor containing a bedroom, dressing room and bathroom.

Externally, a new window is proposed on the side elevation to serve a landing area at first floor. The window is shown as being obscure glazed and fixed shut below 1.7m above floor level.

Relevant site history

ADC/0406/09 - Detached three-bedroom bungalow in rear garden (outline with access details) - withdrawn

ADC/0176/10 - Part two-storey/part single-storey rear extension, first-floor side extension, rear dormer, and front porch – approved

Consultations

None

Representations

None received

Relevant Planning Policies

Adopted 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'
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal comprises upgrading of 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

In visual terms there is almost no external change to the approved plans for the extension, with only a new side window proposed. The proposal will not therefore have any additional impact on the visual amenities of the locality.

Residential amenity

The proposed annex will intensify the use of the dwelling and has the potential to have some impact on neighbouring amenity. However, provided the occupation of the annexe is controlled by condition to ensure it is ancillary to the main house and not a separate dwelling, there is no reason to consider that activity arising from the annexe will cause significant harm.

The proposed additional side window will be obscure glazed and will not cause any overlooking.

Conditions can be imposed to ensure that the accommodation is used as an annex ancillary to the principal accommodation only, with the retention of the internal door openings and prevention of any subdivision of the garden.

Accessibility and parking

No changes are proposed to parking and access at the property. There is a shared driveway with No.75 to the south and a garage to serve the main dwelling. It is not considered that the annex (containing a single bedroom) will

cause unacceptable pressure for on-street parking spaces in Greenways Crescent.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. The use of the extension as an annex to the host dwelling is not expected to result in unacceptable harm to the amenities of the locality. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling etc
3. No windows or other openings in north or south side walls of the extension
4. Obscure glaze south side windows
5. Use as annex ancillary to use of house only, with retention of internal openings and shall not be blocked up
6. No fences, gates, walls or other means of enclosure
7. Permission relates to approved plans

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

Case Officer: Peter Barnett Date: 14 August 2012

Authorised by: Gary Peck Date: 14 August 2012