Development Management - Delegated Officer Report

Application Number: AWDM/1027/20 Recommendation – Approve

Site: 52 Sompting Road, Lancing

Proposal: Proposed 1no. bedroom bungalow for relative in rear garden.

Date of site visit: Not visited. Assessed using Google Maps and applicant's photos

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached house with long rear garden in Sompting Road. It is proposed to construct a detached single storey, pitched roof annex building at the end of the rear garden to accommodate a relative. It will be fully self-contained with 1 bedroom, lounge, kitchen and wet room.

It will measure 9m by 5.3m and 4m tall. It will be sited at the end of the garden, 2m from the rear boundary and 1.2m from each side boundary. It will replace existing outbuildings in the same location.

Relevant Planning History

None

Consultations

West Sussex County Council: The **Highways Authority** has no objection. The site is located and accessed via Sompting Road which is a C-classified road subject to 30mph speed restrictions. There are no proposed alterations to the existing access arrangements. An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there have been no recorded injury accidents within the vicinity of the site. Therefore there is no evidence to suggest that the existing access is operating unsafely or that the addition of a single dwelling would exacerbate an existing safety concern.

Given the small scale nature of proposal, the addition of one dwelling is not anticipated to result in a material intensification of use onto Sompting Road or the wider road network. There is no onsite parking provision proposed for the dwelling. The WSCC Car Parking Demand Calculator would expect 1 parking space to be provided for dwelling of this size and location. The LHA does not considers that such a small shortfall would be detrimental to the highway safety, however the LPA may wish to consider the potential impacts on - street parking from an amenity perspective.

Adur and Worthing Councils: No objections on PSH grounds. Recommend conditions re. contaminated land and hours of working

Technical Services: Flood risk- The application is within flood zone 1, the site is also not shown as being at risk from surface water flooding. We therefore have no objections to the proposals from a flood risk perspective.

Surface water drainage- The application form indicates that it is proposed to discharge surface water to soakaway. This is acceptable in principle. Due to the small scale of development and its location we have no conditions to request. Surface water drainage must be designed and constructed in accordance with building regulations.

Lancing Parish Council: No objection, however some Members expressed concern that the development could set a precedent for backland developments

Southern Water: Request usual informatives

Representations

None received

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 (February 2019)

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 property enjoys a large garden (26m long) and the proposed building will not be overdevelopment. Outbuildings are common in the area and it will not be out of keeping. Being at the rear it will have no impact on the street scene. It will replace existing outbuildings in the garden.

Residential amenity

It will be positioned 1.2m off the rear boundary of 105 Wembley Avenue, approximately 10.5m from the rear elevation of that two storey dwelling, to the west. It will be single storey only and will face towards the house at 52 Sompting Road. 105 Wembley Avenue has its own large outbuilding in the rear garden which will partially obscure the side of the proposed annex. It is

not considered that it will have a harmful impact on the amenities of those occupiers.

To the north it is 2m from the boundary with 103 Wembley Avenue, the rear garden of which runs behind the site. It has an outbuilding close to the boundary with the site and is not considered to be adversely affected by this proposal.

To the east, 50 Sompting Road also has its own outbuilding at the end of the garden and is not considered to be harmed by this proposal.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Obscure glaze rear windows
4. Ancillary use only

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

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: 2 September 2020

Authorised by: Gary Peck Date: 2 September 2020