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Development Management - Delegated Officer Report

Application Number: AWDM/1204/24 Recommendation – Grant subject to a Legal Agreement

Site: 39 Abbey Road, Sompting

Proposal: Demolition of garage and replacement with a self contained single storey annex.

Date of site visit: 19/6

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a bungalow on the east side of Abbey Road in the established residential suburb of Sompting. Abbey Road is a largely circular road made up of inter war bungalows. The site is on a corner plot and there is a garage at the end of the rear garden which is set back from the road. Like many bungalows in this road it has been extended into the roofspace to create an additional bedroom and also has a rear conservatory.

The site is not in a conservation area and is not a listed building. There are no protected trees on the site. There is no known flood risk associated with the site.

It is proposed to demolish the rear garage and to erect a single storey one bedroom fully self contained annex in its place. The application has been revised since first submitted to remove a proposed first floor and to incorporate the integral garage floorspace into the overall annex floor area providing the ground floor bedroom. Two off street parking spaces are shown in front of the annex. The annex will share use of the rear garden.

The building is a simple hipped roof form with an eaves height of 2.45 metres and a ridge height of 5.3 metres. It is to be set back from the road frontage by 5.2 metres, except for the porch, in line with the flank wall of the parent building. Materials are rendered and painted walls under a composite blue slate roof and uPVC windows and doors.

Relevant Planning History

AWDM/0655/24 - Demolition of the existing garage and replacement with a single storey, 2no. bedroom bungalow including 3 parking spaces, one for the proposed bungalow, and a new drop kerb. Refused 29.8.24

AWDM/0647/24 - Removal of the existing roof, rear dormer window and rear conservatory and replacement with a full storey to form a 1st floor with 3 bedrooms, bathroom and shower room. Granted 31/7/24

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Consultations

West Sussex County Council: The Highways Authority

'This application seeks a replacement garage with self-contained annex to side and within roof space. The site is located on Abbey Road, an unclassified road subject to a speed restriction of 30 mph.

WSCC in its role as Local Highway Authority (LHA) previously provided consultation advice for this site for application AWDM/0655/24, raising no highway safety concerns. The Local Planning Authority (LPA) refused the application on grounds unrelated to highways.

For the current application, the proposed garage/annex will utilise the existing vehicular access point on Abbey Road. No alterations to this arrangement are proposed. The existing width of the dropped kerb appears suitable to serve the proposed area of hardstanding serving two off-street car parking spaces. The provision of an annex would not be anticipated to give rise to a material intensification of use of the existing access point.

I would note that the proposed replacement garage does not meet the minimum internal specifications for single-bay garages of 3m x 6m as outlined in Manual for Streets (MfS). To ensure it can accommodate modern sized cars, the applicant is advised to enlarge the proposed garage internally to 3m x 6m. However, I can appreciate that the existing garage also does not meet these specifications, and is a like-for-like replacement in terms of parking provision that would be considered.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 115), and that there are no transport grounds to resist the proposal.'

WSP – Drainage Consultant

No objection on surface water grounds.

Southern Water

Connection application required. Building Regulations colleagues should be consulted on surface water. A public sewer may be crossing the site, informative required.

Sompting Parish Council: No objection.

Environmental Health: No objection. (Previous application for a dwelling).

Representations

No response.

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2, 15, 19, 31 and 36

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‘Supplementary Planning Guidance’ comprising: Development Management Standard No.1 ‘Space Around New Dwellings and Flats’’ and No. 2 “Extensions and Alterations to Dwellings’.
National Planning Policy Framework (December 2023)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The proposal involves 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 main front wall of the annex would sit forward of the existing garage front wall by 1.3 metres. It would however, line through with the flank wall of the parent building and be 5.2 metres back from the pavement edge. This contrasts significantly with the recently refused bungalow scheme which was set only 1.2 metres back from the pavement edge. A small porch on the western side of the front elevation would project a further 1.4 metres forward towards the northern road boundary.

It is considered that the siting of this annex building is more sympathetic to the general arrangement of houses in the area and their outbuildings.

Amenity of existing and proposed house

The proposed annex meets the floorspace standard set out in the DCLG’s Technical Housing Standards 2015 of 37sqm for a 1b1p single storey dwelling. It does not meet the 2 person standard. However, this is intended as an annex to the main dwelling with the occupant having a familial or working connection to the parent building. It also does not have its own garden area and will share the rear garden with the main dwelling. A Unilateral Undertaking is therefore required to ensure this under resourced unit is not formally separated from the main dwelling or sold off as a separate plot.

A rear garden of over 120 sqm is to be shared. This does not include the additional side garden. A distance of 10.9 metres is shown from the back of the parent building to the flank wall of the annex. This is largely compliant with Paragraph 2.5 of adopted SPG Development Management Standard No.1 ‘Space Around New Dwellings and Flats’’ which states that *‘where a principal window faces a solid obstruction a distance of 11m is required between the window and a single-storey structure’.*

A kitchen window is shown in the flank wall of the annex facing back towards the main dwelling and onto the shared garden. As this an annex addition this level of overlooking is acceptable.

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Neighbour amenity

No. 41, to the south has a good sized and mature rear garden with a shed, greenhouse and summer house on the shared boundary. Due north of No. 41's garden and positioned a minimum 900mm off the shared boundary the annex would have an eaves height of less than 2.5 metres and a ridge height of 5.3 metres pitching away from the boundary. It is considered that no significant harm would occur.

The annex would also sit close to the rear garden boundary with No. 37, to the east. This property has a garage outbuilding close to the common boundary so again harm would be avoided.

Bungalows opposite on the north side of Abbey Road are sufficiently distant from the proposal for it to cause harm.

Highways

The existing crossover will remain and two parking spaces in front of the annex will be created, Abbey Road is very heavily parked.

The Highway Authority advises that the proposed annex is not anticipated to give rise to a material intensification of use of the existing access point and nor will it lead to a highway safety issue or severe cumulative impacts on the operation of the highway network.

Bio diversity Net Gain

Householder applications are exempt from BNG.

Sustainability

A condition is recommended requiring the submission of a scheme to reduce the carbon impacts of this build in terms of renewable and/or low carbon energy. These details to be submitted and approved prior to construction and implemented prior to first occupation.

Conclusion

This small scale annex has far less impact on local character than the previously proposed bungalow. Subject to a satisfactorily completed legal agreement it will provide valuable additional space for a family member, or similar.

Recommendation

Subject to completion of a legal agreement to ensure that the annexe is not sold separately, **APPROVE**

Subject to Conditions:-

1. Approved Plans
2. 3 years

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3. Materials as specified
4. Ancillary only
5. No sub division of the rear garden
6. Parking provided and shared
7. Prior to any construction a report detailing proposed energy efficiency measures to reduce the carbon impacts of this build shall be submitted and approved in writing by the Local Planning Authority. The approved details shall be built prior to first occupation and thereafter retained.

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer:	MOK	Date: 12/11/24
Authorised by:	PB	Date: 12/11/24