Development Management – Delegated Officer Report

Application Number: AWDM/1044/24 Recommendation: Approve

Site: 29 Milton Drive, Southwick

Proposal: Change of use of outbuilding to family annex

Date of Site Visit: 6 September 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application relates to an existing outbuilding which was constructed last year in the rear garden of this semi-detached bungalow. It is L-shaped and is currently used for incidental accommodation, with a shower room and WC, sitting room with sofa and an unfurnished bedroom. It is proposed to install a small kitchenette to enable the building to be used as self-contained ancillary accommodation for family members. The accommodation measures around 26sqm. There is access from the rear garden as well as access via a path at the side of the main bungalow which leads to the patio area for the outbuilding and patio doors. It is 2.5m high.

Planning History:

None

Consultations:

West Sussex County Council: The Highways Authority has no objection

Adur and Worthing Councils: Public Health: No objection

Surface Water Drainage: No objection

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 (December 2023)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The building exists and no external changes are proposed. It is a modest building which does not dominate the rear garden or cause harm to the visual amenities of the locality.

Residential amenity

The building will provide a reasonable standard of accommodation as an annexe. The applicant has confirmed that it is to be occupied by family members, with a functional link to the main property through shared laundry facilities and occasional meals in the kitchen of the host dwelling. There is direct access from the annexe to the garden and, while detached from the bungalow and accessible without needing to enter the bungalow, it is not considered necessary to require a legal agreement in this case to tie the annexe to the main property. A condition requiring ancillary use will suffice.

The building is located at the end of the garden and its use as an annexe is not anticipated to result in harmful noise or disturbance for neighbouring occupiers.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Ancillary 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: 11 September 2024

Authorised by: Jo Morin Date: 13.09.2024