Development Control – Delegated Officer Report

Application Number: AWDM/0067/17 Recommendation – APPROVE

Site: 98 Sompting Road, Lancing, BN15 9LQ

Proposal: Demolition of existing detached garage and replacement with new outbuilding to be used as a consulting room for counselling in addition to use as an annexe containing ancillary accommodation for relatives or guests

Date of site visit: 24.04.2017

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a detached bungalow with a narrow frontage but is quite deep into the site. A detached garage is sited to the rear of the dwelling close to the boundary with no. 96.

Behind both the dwelling and the garage is a large area of hard surfacing before the lawn begins, and the land to the rear is higher than the dwelling. The rear garden contains a few fruit trees i.e. Pear, Cherry, Apple. The boundary fencing is approx. 1.8 – 2m. The locality contains many bungalows and 2 storey dwellings.

The garage does not appear to be used for the storage of a car, but for general storage.

Proposal

Permission is sought to replace the existing garage, with a purpose built single storey detached building measuring 4.4m wide x 8m x 3.2m high at its rear and 3.5m high at the front.

It will have a pedestrian door within the front (south) elevation; 1no. wc window on the west elevation and 2no. windows within the west facing roofslope, no windows are proposed on the east elevation; 1no. window will be within the back (north) elevation.

Consultations:

WSCC:

No additional parking has been proposed to serve the development. It is acknowledged that the existing garage may not have been used for vehicle parking but instead for storage purposes, this is as the application form states that no parking will be lost as a result of the development.

Two parking spaces will therefore be available to serve both the host dwelling and the proposed consultation room. The parking demand generated by the proposal is considered to bring an insignificant increase in trips along Sompting Road. Should a space be available within the curtilage of the dwelling, there is the option for a visitor to park off of the street. However it is anticipated that any visitors using a car will park on the highway.

Based on the information provided, the LHA do not consider that the proposed would generate a severe highways safety concern

Environmental Health : No comments or issues to raise

Representations:

Lancing Parish Council : No objection

Letter from 113 Sompting Road:
If the new building is going to be used by visiting patients, I would ask that you insist on parking provision being made on the property. The parking at this end of Sompting Road is already under pressure as some of the houses are in multiple occupation and the many patients of the Dental Practise on the other side of the road cause severe parking congestion during the day. People parking to use the shop at 117 – 119 also add to the problem.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Submission Adur Local Plan 2016: Policy 15
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to replace the garage to a single storey structure within an established residential area. The key concerns are the use of the structure and the effects on the residential and visual amenities of the locality.

Visual Amenity

The proposed replacement single storey structure will be 1m wider and 2.5m longer than the existing garage; and it will be 1m higher at the rear and 1m higher at the front. It will also be sited some 150mm further back than the current garage.

The existing garage is not being used for the parking of cars but for storage. Indeed, it is considered that the existing drive which measures from the plan as some 2.5m wide, is very narrow and many modern cars would not fit down the gap, and even if a could fit down the gap, the angle between the garage door and the house would make it virtually impossible to actually gain access into the building.

The proposed building would be sited slightly further back from the dwelling than the existing garage which gives it a better relationship with the dwelling, i.e. not so visually cramped. And as can be noted from the above, parking has not taken place for a while within this building, therefore the loss of parking will not be an issue, and C. Highways have raised no objection to no parking for the proposed use taking place. There is space available at the front of the dwelling to create parking provision for at least 2no. cars

The new structure would be used for ad hoc counselling consultation, but its main use would be as an ancillary annex for relatives or guests. The accommodation of the annex consists of one room with a wc and a kitchen sink within it, the remaining room is indicated to have storage on one side and armchairs/sofa. There will be a window to the rear facing into the garden; to the front side, serving the wc and facing into the garden. There will also be 2no. rooflights onto the west roof slope, the cill of both being above 2m in height. The entrance door is placed at the font of the building, facing along the existing drive.

When there is a separate building such as this, it is always prudent of the LPA to check that the building will not at some later stage be occupied, residentially, on a permanent basis, i.e. becoming an independent unit of residential accommodation. Therefore any approval of the building would be conditioned to prevent this situation.

The LPA are informed that the Counselling will be on an occasional basis. This use is considered to be an acceptable use of the structure.

Residential Amenity

The siting of the new building is such that it will limit its effect on neighbouring residents, with no. 96 being the main property which could be effected. The structure would replace a former garage, which when used as such would have had vehicles driving along the access directly next to no. 96. Currently the garage is used for storage, which is a relatively benign use.

The windows and doors within the building will not overlook the neighbour and thereby will not result in harm.

The Counselling that may take place within the structure is also a relatively quiet use, which is unlikely affect the neighbouring property. The ancillary residential accommodation would not demonstrably affect the neighbour. However, in order to limit the use it is considered that hours and days would be appropriate to safeguard the neighbouring property and to limit the use to the applicant only to prevent a more intensive operation.

Other neighbouring properties are some distance from the new structure and thereby they will not be affected by the proposal.

Recommendation

APPROVE subject to the following condition

1. Approved plans
2. Standard time limit
3. No windows or other openings on the east elevation facing no. 96
4. Materials to match existing dwelling
5. Ancillary accommodation relating to no. 98 Sompting Road
6. Hours of use for counselling 0900 – 1800
7. Counselling use personal to applicant

Informative

1. . Approved without amendment

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

Case Officer: Eve Hearsey Date:15.05.2017

Authorised by: Jo Morin Date: 15.05.2017