

Expiry: 22/7

Development Management - Delegated Officer Report

Application Number: AWDM/0600/26

Recommendation – Approve

Site: 83 Old Barn Way, Southwick

Proposal: Single storey detached annexe in rear garden for dependant relative.

Date of site visit: 1/7

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a semi detached house on the north west side of Manor Hall Riad. The property has been extended into the roofspace and also has a rear conservatory. It is finished in painted render.

It is not in a conservation area and is not a listed building. There are no TPO's on the site and no known associated flood risk.

Permission is sought to erect a self contained annex in the rear garden for a family member, an existing outbuilding rear of the garage is to be demolished as part of the scheme.

Both neighbours have outbuildings and to the rear is hardstanding rear of Barn Court a three storey block of flats 10 metres from the shared boundary.

The application has been revised since first submitted with the annex building reduced in depth by 1 metre. It now measures 4.5 metres in depth and is 7.3 metres in width. It has a maximum height of 2.85 metres. It is a minimum 150mm off the south boundary and west boundaries and 790mm off the north boundary. Proposed materials are three sides painted render with soldier course brickwork and the front elevation in brick.

Relevant Planning History

None.

Consultations

WSP: No objection. Use of SuDS should be considered.

Southern Water:

Require details of foul and surface water drainage. S106 agreement required with SW for connection. Public sewer may be on site.

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Representations

None received.

Relevant Planning Policies

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

'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'

National Planning Policy Framework (December 2024)

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 annex is in the rear garden and will not be highly visible from the public realm. Its reduced scale is more appropriate in this small rear garden position.

Residential amenity

The scale of the reduced building and its proximity to neighbouring boundaries will not be harmful to neighbour amenity. Its use for ancillary purposes only is conditioned. It cannot be used for any commercial purpose.

Occupiers living conditions

The annex has been reduced in depth by 1 metre to ensure the rear garden is not overwhelmed and amenity space of at least 60sqm is retained. The rear garden will be shared between the occupiers of the annex and parent building.

Drainage

Southern Water has requested details of foul and surface water drainage. In this case, a householder application outside of a flood risk area, drainage is not considered to be a planning matter and can be left for the applicant to agree with Southern Water. Relevant informatives are recommended.

Recommendation

APPROVE

Subject to Conditions:-

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1. Approved Plans
2. Standard 3 year time limit
3. Ancillary
4. Materials as specified
5. No additional side windows
6. Bathroom window obscure and non-opening below 1.7 metre

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

1. 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.
2. SuDS drainage
3. S106 SW agreement
4. Public sewer maybe on site

Case Officer:

MOK

Date: 29/7

Authorised by:

Peter Barnett

Date: 29 July 2026