# Development Management – Delegated Officer Report

**Application Number: AWDM/0031/23 Recommendation: APPROVE**

**Site: 100 Cross Road, Southwick, West Sussex**

**Proposal: Proposed single storey detached annexe in the rear garden.**

**Date of Site Visit: 24th January 2023**

**Neighbours Checked: Y**

**Additional neighbour notification: N**

**Proposal, Site and Surroundings**

The application site is a semi detached, two storey dwelling on the north side of Cross Road in Southwick. There is an existing rear single storey extension and rear garden. There is a vehicular access to the side of the property leading to a garage block. Consent is sought to add a single storey flat roof building in the rear garden adjacent to the rear boundary. The building is an annex with bedroom, kitchen and living space and shower room. Due to the nature of the site and the relative positioning of the annex there is the possibility that the annex could become self-contained with access available to the side of the main dwelling house. The building could be accessed and used independently at some point in the future even if the current intention is for an ancillary use. To safeguard against the use of this building as an independent dwelling a legal agreement has been completed. If this were the case there would be harm to both the amenities of the host dwelling and the occupiers of the building there would not be sufficient space within the building and also in terms of amenity space. Overlooking, loss of privacy and overbearing impact would occur. There would also be disturbance to adjacent occupiers in terms of the use of the access.

The legal agreement has been completed, the assessment here is based on the building being used ancillary to the main dwelling as an annex.

**Consultations:**

**Adur and Worthing Councils:**

**Technical Services: -** No comment and no objections on the basis of flood risk and surface water drainage. Surface water should not be discharged into the foul sewer.

**Environmental Health - Private Sector Housing: -** The annexe is clearly designed to be a self contained independent unit of accommodation by design, layout and location, but the internal GIA falls below the national technical space standards. The doors providing access and most of the natural light do not allow secure natural ventilation. If the Council are minded to approve the application, then a robust condition is needed preventing its use as an independent unit of accommodation.

**Southern Water: -** The application requires a formal application for the connection to the public foul sewer.

**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 (July 2021)
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 is in the rear garden of the host dwelling adjacent to the garage block. It wraps around the side and rear boundary of the site, adjacent to the boundary with the attached dwelling. There are properties with long gardens to the rear. The building is single storey with a flat roof therefore not overly dominant when viewed within the context of the surrounding area where there are adjacent garages and outbuildings. It will have a contemporary appearance with anthracite weather boarding. There will be no harm to the character and appearance of the host dwelling or surrounding built environment. Its ancillary nature will be in keeping in character within the residential locality. The scale is appropriate within the amenity space of the host dwelling. This area will be shared and the annex used in connection with the host dwelling.

**Residential amenity**

The proposed building will be visible from adjacent dwellings however its low level scale and position adjacent to the garage block limits its impact. There will be no loss of light, overbearing impact or loss of privacy as a result. The openings are onto the garden of the host dwelling and its use will be ancillary. Therefore there will be no additional activity which would create a significant harmful impact to adjacent occupiers. Subject to the legal agreement, which has been completed, no harm or detrimental impact would occur which would warrant a refusal in this case.

**Recommendation**

APPROVE

**Subject to the completed legal agreement and conditions as set out below:**-

1. Approved Plans
2. Standard 3 year time limit
3. Materials, anthracite weather boarding.

**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: Hannah Barker Date: 11th September 2023

Authorised by: Peter Barnett Date: 11 September 2023