Development Management – Delegated Officer Report

Application Number: AWDM/0562/24 Recommendation: APPROVE

Site: 6 Fowey Close, Shoreham-By-Sea, West Sussex

Proposal: Detached outbuilding to provide granny annexe/home office to replace existing detached garage in rear garden

Date of Site Visit: 20th May 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a semi detached chalet bungalow which has been altered and extended with dormers, hip to gable extension and single storey rear extension. There is a garden and parking to the front and a rear garden with a detached garage to the north side boundary. Consent is sought to remove the garage and build an outbuilding larger in footprint but on the same site which will be used for a granny annex and home office.

The building is of flat roof design up to 2.9 metres in height. Amended plans have been received to show the footprint of the building reduced to be inline with the adjacent neighbouring outbuilding. Details have also been provided in relation to drainage and means of escape.

Consultations:

Southern Water: - Standard advice relating to public sewers, connections to public sewers and draining surface water.

Drainage Engineers: - We would recommend the application is not approved until further information is received in relation to the side of the existing garage and proposed annex and details of the proposed drainage for the new annex.

Comments following revised plans: - We would recommend the approval of the application with the following informative attached: -

The applicant should consider the use of SuDS such as water butts or raised planters where possible within their drainage strategy to provide runoff betterment.

West Sussex County Council: The Highways Authority: - The LHA does not anticipate that the proposals would give rise to a material intensification of movements to or from the site. The site benefits from a driveway with provision for at least 2 cars despite the single bay garage being lost. The LHA does not anticipate that the loss of the garage would result in a highway safety concern or parking capacity issue. There would be no transport grounds to resist the proposal

Adur and Worthing Councils:

Environmental Health

Public Sector Housing: -

No Objection but it is recommended that a condition similar to the following is imposed and the informative comments given below are also noted. The accommodation hereby permitted shall only be occupied solely for purposes ancillary to the occupation and enjoyment of the property as a whole (as it exists at the date of this permission) as a single dwelling house and shall not be used as a separate dwelling.
Comments:
It should be noted that the design of the annexe creates a fire hazard as the bedroom is an inner room which can only be accessed via the living / kitchen area which is generally thought of as a high risk room where fires are more likely to start. The risk can either be resolved by providing an external door from the bedroom or be partly mitigated by ensuring that the bedroom windows will meet fire escape window requirements.

Public Health: -
I would recommend the following:
- Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times.
Comments:
Monday - Friday 08:00 - 18:00 Hours
Saturday 09:00 - 13:00 Hours
Sundays and Bank Holidays no work permitted Any temporary exception to these working hours shall be agreed in writing by the Local Planning Authority at least five days in advance of works commencing. The contractor shall notify the local residents in writing at least three days before any such works.
Reason: To safeguard the residential amenity of the area

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 proposed annex is set back to the side/rear of the site, it is not clearly visible within the street scene. It will replace an existing garage building, it will be higher and larger in footprint however it is similar to the adjacent outbuilding and another outbuilding is visible to the rear of the site. It is of flat roof design limiting building height and cladding is used which will be in keeping with the contemporary clad finish to the existing host dwelling.

Residential amenity

The building is to be used as a home office and ancillary annex accommodation (kitchen/living, shower and bedroom included) in relation to the main dwelling. The applicant's agent has confirmed the ancillary nature of the use and a condition will be attached to ensure that this is the case, for use by family members in connection with the main household only. This will be in character with the locality as gardens are limited and access to the building would be via the side of neighbouring dwellings and in close proximity to the boundary.

The building is proposed adjacent to the existing neighbouring outbuilding. It will therefore be screened partially. The plans have been amended to show the building extending no closer to the rear of the dwellings than the existing, neighbouring building. The openings will face onto the host garden therefore no overlooking or loss of privacy to adjacent occupiers. It will be visible from other adjacent properties however no loss of light, privacy or overbearing impact would occur to warrant a refusal in this case.

Hours of construction have been conditioned below to safeguard neighbouring occupiers. In line with comments made by Public Sector housing the plans show the bedroom window being a means of escape window.

Drainage

Drainage Engineers required details of the size of the existing and proposed building and drainage details to be submitted. The submitted plans show that the footprint of the proposed building is larger than existing. The applicant's agent has confirmed that drainage will be to the shingle on site which is permeable and the foul sewers are shown on the submitted plans for the shower room. The drainage engineers were re-consulted and have recommended the informative as set out.

Southern Water requires consent for connection, informatives have been attached.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as shown siberian larch cladding and grey aluminium windows and doors.
4. No additional windows on the north east or west elevation of the annex.
5. Ancillary use only.
6. Hours of construction

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments
2. Permission to connect to a public sewer
3. Sewer may be on site.
4. The applicant should consider the use of SuDS such as water butts or raised planters where possible within their drainage strategy to provide runoff betterment.

Case Officer: Hannah Barker Date: 24th June 2024

Authorised by: Peter Barnett Date: 24 June 2024