Expiry: 21/8

Development Management - Delegated Officer Report

Application Number: AWDM/0823/24 Recommendation – Grant

Site: 19 Mile Oak Road, Southwick

Proposal: Garden building to be used as an annexe with kitchen, bathroom and bedroom and 1.8m high close boarded fence on Mile Oak Crescent boundary.

Date of site visit: 7/8

Neighbours checked: Y

Additional neighbour notifications: Renotification on revised scheme including fencing.

Proposal, Site and Surroundings

This application relates to a semi detached bungalow on the south east side of Mile Oak Road and corner of Mile Oak Crescent. The bungalow is currently being extended into the roof with a rear dormer. A single storey rear extension has also been added.

Planning permission is sought to erect an annexe building parallel with the Mile Oak Crescent boundary of the rear garden, 1.5 metres beyond the main rear wall of the house.

The annexe measures 9 metres by 3.8 metres and is 2.6 metres in height. It has a kitchen/living room and en-suite bedroom and is intended for the homeowner's parent to live in. For the garden sides grey composite cladding is proposed. On the outside elevation dark grey aluminium box sheeting is proposed.

There is a change in levels with the ground sloping up from the south and eastwards down towards the end of the garden.

In addition, it is intended to replace the existing boundary wall from the back of the house to the end of the garden with a 1.8-metre-high close boarded fence. This boundary is currently enclosed by a 1-metre-high block wall and shrubbery. The off-street parking space at the end of the garden will be enclosed.

The site is not in a conservation area and is not listed. There are no TPO's on the site and it is not at risk of flooding.

Expiry: 21/8

Relevant Planning History

AWDM/0537/24 - Application for a Lawful Development Certificate for Proposed Rooms in roof consisting of rear dormer, front roof lights and removal of chimney. Granted 20.6.24

ADC/0416/07 - New detached garage at rear of garden with widening of existing access to Mile Oak Crescent. Granted 29/8/07

Consultations

WSCC Highways: 'This proposal is for a garden building to be used as an annexe with kitchen, bathroom, and bedroom and 1.8m high close boarded fence on Mile Oak Crescent boundary. The site is located on Mile Oak Road, a C-classified road subject to a speed restriction of 30 mph.

No vehicular parking is to be provided for this development. The WSCC Car Parking Demand Calculator indicates that a dwelling of this size in this location would require at least one car parking space. As such, vehicular parking would have to be accommodated on-street.

Whilst on-street parking is limited in the vicinity, there are comprehensive parking restrictions in place prohibiting vehicles from parking in places that would be a detriment to highway safety. The LHA would not anticipate that the nil car parking provision would lead to a highway safety concern or parking capacity issues in this location, but the LPA may wish to consider the potential amenity impacts.

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 115), and that there are no transport grounds to resist the proposal.'

Environmental Health:
No Objection subject to the following condition being imposed

The accommodation hereby permitted shall only be occupied by a dependant relative and 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 dwellinghouse and shall not be used as a separate dwelling.

Representations

None received.

Relevant Planning Policies

Adur Local Plan 2017 Policies 2, 15 and 36
'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).

Expiry: 21/8

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.

Annexe Use

Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’’ generally seeks for annexes to be linked extensions to the parent building to ensure greater connectivity and even some shared facilities.

In this case the annexe is completely detached and fully self sufficient. There is separate access through a side garden gate if preferred. However, the intended applicant is a grandparent and the building is positioned 1.5 metres from the parent building to ensure a semblance of connectivity and mutual care will exist. A condition to prevent use as a separate dwelling is recommended.

Residential amenity

The annexe building will sit away from the neighbouring boundary by 5.5 metres. At this distance no harm to any neighbour is anticipated.

Visual amenity

The drawings show that the building will be set off the Mile Oak Crescent boundary by 450mm and is 2.6 metres in height. In response to how this will work given the changes in levels the applicant replied:

‘We intend to excavate the area where the building is to be positioned in order to give us a datum point at ground level at the highest natural point of the garden in that spot. We will then create a frame on ground screws to build from. This of course needs to be level so depending on the slope of the garden in that area there may be a point where it is above 2.6m but that will purely be down to topography and not that we are building above ground.’
‘We will create the base at ground level at the highest natural point of the area we are building but according to our notes there is a potential fall of 400mm across the area. This would mean that potentially the roof could be at 2.9m from ground level at the point where the ground falls away.’

The adjustment for levels will be no more than 30cm. It is not anticipated that this amount of adjustment will be significant or harmful to neighbour or visual amenity.

The proposed materials are also considered to be acceptable. The new fencing is domestic in scale and will provide greater security in the rear garden.

Expiry: 21/8

Highways

Highways do not object to the proposal including the new fencing. A parking space will be lost from the rear garden but 2 spaces exist on the front forecourt.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified
4. Ancillary annexe use only

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

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.

Case Officer:	MOK	Date: 5/9/24
Authorised by:	Peter Barnett	Date: 5 September 2024