Development Control – Delegated Officer Report

Application Number: AWDM/0551/15 Recommendation – APPROVE

Site: 141 Upper Shoreham Road Shoreham-By-Sea West Sussex BN43 6TA

Proposal: Single-storey rear extension to existing detached annex with link to main house.

Date of site visit: 08.05.2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi-detached house located on the south side of Upper Shoreham Road, accessed via a service road. The house has previously been enlarged by a rear conservatory. A detached, pitched-roof former garage building to the east side of the house has been converted into an 'annexe' with the garage door opening bricked-up and 2 no. high level windows inserted in its place. The annexe is accessed via a door in the rear elevation.

The site and surrounding land slope gently down to the south. The dwelling and former garage building are sited on lower ground than the adjacent highway. Adjoining to the east side is a footpath leading to Buci Crescent. The northern part of the footpath is tarmacked with street lighting, maintained by the Highway Authority. Adjoining the site to the south are bungalows in Fairfield Close. The site is located opposite the recently completed residential redevelopment of the former petrol filling station (AWDM/1483/12).

Permission is sought to enlarge the existing annexe by a single-storey rear extension 3m deep with a flat roof 3m high (although the drawings do not account for the existing sloping ground levels). It is also proposed to create a flat-roofed extension linking the annexe to the main dwelling. The link would be 1.8m wide and 1.7m deep sited toward the front (north) of the existing annexe with a flat roof positioned just under the eaves of the existing pitched roof and door in the front elevation. The proposed floor plan of the annexe shows a single large room with kitchen area and separate shower room.

Consultations: None

Representations: None received.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising:

Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’ National Planning Policy Framework (CLG 2012).

Planning Assessment

Principle

There is no objection in principle to the proposed development providing the use of the resulting accommodation remains ancillary to the host dwelling.

At present the existing ‘annexe’ does not include a shower facility and can only be accessed from within the existing plot curtilage. It therefore does not lend itself to use as a separate unit of accommodation. The enlarged annexe would have a gross internal floor area of 40sqm, which exceeds the minimum floor area of 32sqn required for a studio flat or bedsitting room within the Councils Good Practice Guidance Note: Internal Space Standards for New Homes (and the minimum standard of 37sqm for a 1-person dwelling within the recently published ‘nationally described space standard’).

As originally submitted the layout of the enlarged annexe included a front door within the link extension which would have enabled the resulting accommodation to be accessed entirely independently of the host dwelling. Following discussions the applicant has confirmed that the intention is not for the annexe to be occupied independently and an amended drawing has been received showing the omission of the front door within the link extension.

The amendment seeks to demonstrate that the use of the annexe would be incidental to the host dwelling by being reliant on a shared access arrangement. Whilst this is acknowledged, it is also pertinent that physical works to form separate entrance serving the annexe could be undertaken at some point in the future as ‘permitted development’ over which the Council would have no control. A more secure means of ensuring the annexe remains incidental to the use of the host dwelling would be require the applicant to enter into a S.106 Undertaking. However, the applicant is unwilling to do so owing to the costs involved. The amendment to the layout is made in good faith and on balance is considered sufficient to safeguard an ancillary functional relationship to the host dwelling, in conjunction with the usual conditions of planning permission relating to annexe accommodation.

Visual amenity

The extension to the rear of the existing detached annexe will be sited adjacent to the east site boundary and will require a section of the existing conifer hedge to be removed. Consequently the upper part will be visible from the public footpath, above the close-boarded fence which forms the boundary on this side. A pitched and hipped roof to match the existing building would have been more aesthetically-pleasing option, but the proposed flat-roofed addition would be relatively modest in scale and would not appear as an unduly dominant or intrusive addition to the street scene viewed through the gap between the houses and along the footpath. The east elevation would consist of a pebble-dash above a brickwork plinth to match the exterior of the existing building.

It is not proposed to alter the existing front (north) elevation of the annexe building. The proposed link extension would be recessed back approximately 0.4m from both the front wall of the annexe building and the front of the main house. This set-back would be sufficient to create a shadow line and in conjunction with its modest flat-roof, tucked under the eaves of the existing detached building, would help achieve an appropriate degree of visual subservience.

Residential amenity

To the east side of the public footpath, No.139 comprises a semi-detached house similar in style to the application property. There is a first-floor window in the side elevation of this property, but views of the ground-floor are obscured by dense hedging along the east side of the footpath. The extension would be built up to provide a level floor internally, but notwithstanding the difference in ground levels, the bulk of the extension is relative modest and would not adversely affect the amenities of No.139.

No other property would be affected by the proposals.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard time limit
2. Approved plans
3. Matching materials
4. Use as ancillary annexe accommodation
5. Remove ‘pd’ rights for new openings or other external alterations
6. Remove ‘pd’ rights for garden sub-division and access from highway

Informative

1. Proactive Statement – With Amendment

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

Case Officer: Jo Morin Date: 18.06.2015

Authorised by: Gary Peck Date: 18 June 2015