Development Management - Delegated Officer Report

Application Number: AWDM/1733/19 Recommendation – Approve

Site: 49 Kingston Lane, Southwick

Proposal: Demolition of existing annex and erection of replacement 1no. bedroom single storey annex

Date of site visit: 5 December 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached dwelling on the corner of Kingston Lane and Westmount Close. There is a flat roofed building on the front SE corner of the house which projects forward of the front of the house and which is used as an annex. It has a separate entrance but has access to the rear garden. It is hidden behind a boundary brick wall and abuts an extension at 1 Westmount Close to the east.

It is proposed to demolish the annex building and construct a new flat-roofed single storey building to be used as 1 bedroom annex. It will be in the same location but will be larger, projecting 6.4m to the front (compared with 5.5m currently), taking it up to the front boundary wall. It will also be slightly taller at 2.6m compared with 2.2m currently. As originally submitted it was to be rendered and painted white, replacing the brick appearance of the existing. Amended plans have been received showing it finished in brick to match existing. The flat roofed appearance has also been improved through use of a parapet. Two windows will be inserted in the west side elevation.

Relevant Planning History

None

Consultations

West Sussex County Council: The **Highways Authority** has no objection. There are no proposed alterations to the existing access. The Local Highway Authority (LHA) has reviewed data supplied to WSCC by Sussex Police over a period of the past five years. There are no recorded injury accidents within the site vicinity; therefore there is no evidence to suggest that the existing access is operating unsafely, or that the proposal would exacerbate an existing safety concern.

Given the small scale nature of the proposal and the existing use of the site, this proposal is not anticipated to result in a material intensification of use.

Nil car parking provision is proposed for the new dwelling. Under the WSCC Car Parking Standards, 1 car parking space may be provided for the proposal.

Whilst on-street car parking is limited in the immediate vicinity, there are comprehensive parking restrictions prohibiting vehicles from parking in places that would be detriment to highway safety. We would not consider that highway safety would be detrimentally affected through the proposed nil car parking provision. The Planning Authority may wish to consider the potential impacts of this development on on-street car parking.

The nearest train station is Southwick, which is approximately 13 min walk. It may be possible to provide a cycle parking facility on site, if so it would be advised that such a provision is secured via planning condition. A suitably worded condition is included if the Local Planning Authority considers cycle parking achievable.

Adur and Worthing Councils: Environmental Health **Private Sector Housing** team have identified that some aspects of the development may result in hazards that require action under the Housing Act 2004. Typical hazards can include 'inner' rooms (where the only means of escape in the case of fire is through another risk room i.e. bedroom, living room, kitchen, etc.) or where there are inadequate windows or outlook from habitable rooms.

Compliance with Building Regulations will not necessarily address the hazards identified and you should contact the Private Sector Housing team to confirm that the layout of the property is acceptable prior to commencing the development in order to avoid the need for any formal intervention or the requirement of retrospective works.

The **Engineer** comments: Flood risk- The application is within flood zone 1, and is not shown as being at risk from surface water flooding. I therefore have no objections to the proposed development on flood risk grounds.

Surface water drainage- the application form indicates that it is proposed to dispose of surface water to soakaway. I have no conditions to request due to the scale of development. Surface water must be designed and constructed in accordance with building regulations.

Southern Water: Request usual informatives

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 (February 2019)

Planning Assessment

Principle

The proposal comprises 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, the effect on the character and appearance of the site and its surroundings and whether a satisfactory living environment is being provided.

Visual amenity

The current annex is unassuming and disguised by the brick wall and lack of openings visible from the street. The proposal will be larger, taller (by 0.43m) and will have a greater visual impact, coming closer to the pavement and having openings at the side.

However, the appearance has been improved through use of matching materials and a parapet to hide the flat roof. While closer to the pavement it will be in line with the front of 1-3 Westmount Close to the east and, on balance, it will not have harmful visual impact.

Residential amenity

The building will be in the same position as the existing and, despite being taller and longer at the front, it is not considered that it will have an adverse impact on the amenities of the occupiers of 1 Westmount Close to the east. That property has a side extension abutting the site. The garden of 49 Kingston Lane runs along the rear of the extension of 1 Westmount Close so the only outlook is from the front. It will be in a deeper recess and may lose some light but it does face south.

For the future occupiers, the annex will contain a bedroom, a living room/kitchen and shower room. It will be capable of independent living but at 22sqm it is below the space standard for a 1 bed flat. Environmental Health Officers have identified a hazard with the bedroom only being accessible through the kitchen/living room but this is a matter to be dealt with under separate legislation.

In planning terms, the proposed annex is considered to be acceptable as it will be replacing an existing annex and will be providing a better standard of accommodation. Being at the front of the property it is capable of being separated from the main house. A legal agreement has therefore been entered into by the applicant to prevent it from being sold separately.

Parking and access

The annex is ancillary to the main house and is replacing an existing annex, so no material change will take place to the existing parking situation. There is a hardstanding in the front garden which is capable of accommodating up to 2 cars. Cycle parking can be accommodated within the main house or garden.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials
4. Ancillary 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.

Southern Water

EHO PSH

Case Officer: Peter Barnett Date: 13 April 2021

Authorised by: Gary Peck Date: 13 April 2021