Expiry Date - 12/06/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0516/24 **Recommendation – APPROVE**

Site: **14 Keymer Crescent Worthing West Sussex BN12 4LE**

Proposal: **Detached annexe in rear garden (Part Retrospective)**

Date of site visit: 10/05/24

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the north side of Keymer Crescent within a residential area of Worthing. The property comprises a detached bungalow with brick and render elevations and a tiled hipped roof. There is an attached garage to the west side and a conservatory to the rear and large garden. The property is set back from the road behind a low brick wall, front garden and driveway with parking for two vehicles.

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

Part retrospective planning permission is sought for the retention of a detached annexe within the rear garden. Works for the annexe construction were started on 13/03/24 but are not yet complete.

The annexe measures 9m wide x 5m deep with a flat roof of 2.5m high. The annexe building has decking to the front of 1m deep and a projecting canopy roof above. The building is finished in cedar cladding with anthracite grey aluminium windows and doors, consisting of bi-fold doors and full height windows to the front (south) elevation, a window to the west side elevation and small window to the rear.

The internal layout comprises a bedroom, shower room, kitchen/living/dining space and a store.

The purpose of the annexe is to serve as an ancillary space to the main dwelling to provide living accommodation for the applicants in relation to the main house being occupied by family, to provide care when required.

Relevant Planning History:

None relevant

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Consultations:

Private Sector housing - No Objection but a condition such as the following is recommended:

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.

WSCC Highways - The proposal is for the creation of an annexe in rear garden of 14 Keymer Crescent to serve a family member. Keymer Crescent is a D classified road subject to 30mph speed restrictions. The property has a single allocated parking space and any overspill is to be made up on street. The proposal does not change the existing parking arrangements.

The proposal would not be anticipated to generate a severe material increase in movements over that currently generated by the property. The annexe would be a 1 bedroom unit with a living and store area. It is not known how many rooms are present at the host dwelling however a single additional bedroom would not be considered to cause a detriment in terms of capacity on the local network. The WSCC Parking Demand Calculator outlines that one additional space may be required to serve a single annexe.

The LHA are unaware of any existing parking pressures within the vicinity of the site. The LPA may wish to observe this from an amenity perspective when considering the application. However it is not considered that a single additional vehicle would cause a material change over the current parking arrangements. The site is located within a sustainable location, within reasonable distance of local shops and amenities and within commuting distance of regular bus services which may seek to mitigate a reliance on the use of a car for residents of the host dwelling.

The LHA does not consider that the proposal would have a 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (para 115), and there are no known transport grounds to resist the proposal.

WSP - Following a review of the updated information, we have no objection on surface water grounds. Due to the site, size, location, and type of development we would recommend the approval of the application.

Southern Water - Foul and Surface Water Drainage
Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer.

Representations:

One objection received from neighbour concerning; the construction materials are not in keeping with the surrounding area, loss of privacy from clear glazed side window, installation of a toilet vent close to the fence.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (DLUHC 2023)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Policy Context for Residential Annexes

The preamble to policy DM5 of the Worthing Local Plan indicates at paragraph 5.68:

Residential annexes can provide a suitable solution for accommodating a relative or dependent within the curtilage of the main dwelling house. Where a totally independent dwelling is not acceptable, (for example where there is a lack of separate curtilage, inadequate parking or a general unacceptable intensity of use), permission may be granted for an annexe subject to conditions or planning agreements limiting occupation to a relative or dependent, and requiring conversion of the accommodation to a use in association with the main dwelling, when it is no longer required for the relative or dependent. Such annexes should be ancillary to the main dwelling both in scale and range of accommodation and facilities, and must not assume a detached or independent identity by design or sub-division of the curtilage of the main dwelling.

Policy DM5 states (specifically in relation to Residential Annexes):

Residential Annexes
b) Residential annexes must be designed as ancillary to the main dwelling and be capable of satisfactory conversion for use in association with the main dwelling when it is no longer required by a relative or dependant.

Use of the annexe

The annexe would be used by the applicants who are dependant relatives of the family occupying the main dwelling. Due to ongoing health reasons the applicants require an increased level of care and support which will be provided by the family. As the health condition develops, the level of dependency for care and support from the family will increase. It is not proposed to use the annexe separately from the main bungalow and there will be a clear interaction with the main dwelling, demonstrated by the care and support that will be given.

The Design & Access Statement confirms that, '*the occupants will regularly engage in activities within the main dwelling, including preparing and consuming meals, relaxing, socialising with family, and utilising existing household facilities'* and that *'the annexe is essential to fulfil the care and support needs of the applicants, and the family is committed to addressing day-to-day requirements such as cooking, socialising, laundry, errands, appointments, and overall support without relying on state care'.*

The internal layout of the annexe provides a double bedroom, shower room and kitchen/living/dining area. A store room is also provided for storage of items that were previously accommodated in the shed that has been removed. The total GIA is about 36.9sq m (excluding the store which is not intended to form part of the annexe living accommodation) or 40.9sq m including the store. Although the annexe is large this is not considered excessive in relation to its intended occupation by 2 people and is similar in GIA to other 2 person annexes in the area.

The annexe will have a functional dependency on the main dwelling for the provision of care, shared meals and laundry facilities. There would be no separation of the garden which would be shared between the annexe and main dwelling. Access to the annexe would be via the garden, either through the bungalow or using the existing pedestrian gate to the garden. It would not be possible to form a separate curtilage or access to the annexe which further demonstrates its reliance on the main dwelling.

The use of the annexe is considered to comply with the key requirements for a residential annexe as set out in Policy DM5 of the Worthing Local Plan. Dependency on the main dwelling would be provided through provision of care, shared meals and laundry facilities, access to the annexe would be via the garden of the main dwelling and the annexe would not form a separate dwelling within a separate curtilage.

The annexe has the appearance of a garden building with its low roof form and timber clad exterior and does not assume the identity of a separate dwelling. The building would be capable of conversion to an ancillary use in association with the main dwelling when no longer required as an annexe for dependants.

The scale of accommodation and range of facilities are satisfactory for ancillary annexe use. Appropriate conditions to ensure that the accommodation can only be used for ancillary purposes, by a family member and at no time as a separate unit of accommodation would be applied to ensure compliance with policy DM5.

Visual Amenity

The annexe is located at the rear of the site and is not visible from the road. The scale of the building is large however the building is low in height and would retain ample garden space for the dwelling. The siting of the annexe at the end of the garden retains space around the main dwelling and between them dwelling and the annexe. The annexe is set in from the boundaries leaving a

small gap all the way around the building. The materials used for the annexe of cedar cladding and grey aluminium windows/doors are typical for a garden building.

The annexe building does not have any significant adverse impact on the visual amenities of the locality.

Residential Amenity

The most affected neighbours are those to the sides at No's 12, 16, 18, 20, 22 and to the rear at No's 30 and 32.

No.12 is the adjacent property to the east side and is separated by a fence to the boundary. The annexe is located at the end of the garden and due to its low height would not appear overbearing or oppressive to the neighbour or result in overshadowing of their garden. There are no openings to the east side and no overlooking or loss of privacy would occur.

No.16 and 18 are located to the west side with their rear garden boundaries adjoining the side boundary of the site. Both of these properties are located over 10m to the south of the annexe building and would not be directly affected by this addition.

No.20 and 22 are also located to the west side with their rear garden boundaries adjoining the side boundary of the site. The annexe building is set in 0.7m from the rear garden boundary with these properties and approximately 11m from the rear elevations of these bungalows. Due to the position of the annexe building at the end of these neighbours gardens and the low height of the building (which is the same as could be built under permitted development) the building is not considered to have a significant overbearing or oppressive impact. The fence to this boundary is lower and therefore more of the building is visible from this side however there is nothing preventing the owner of the fence from increasing this height to the permitted level. The annexe window installed to this side does allow views into the neighbour's garden due to the lower fence and therefore a condition requiring obscure glass to be applied to this window and to be retained as such thereafter will be imposed. It is also noted that there is sufficient room for planting to this side if required. Subject to the specified condition requiring obscured glass, the proposal is not considered to have a significant detrimental impact on the privacy of these occupiers.

No.30 and 32 are located to the rear of the site and separated by a high fence to the boundary. The rear elevations of these bungalows are situated over 16m from the boundary and the annexe at 2.5m high would not appear overbearing or oppressive and would not result in any significant overshadowing of the neighbours gardens. The only opening to the rear is a very small, high level bathroom window which would not provide any opportunities for overlooking. Retention of the annexe in this position is not considered to have any significant detrimental impact on the residential amenities of the adjacent occupiers.

Parking

The property would retain the existing garage and parking for two to three cars on the driveway which is more than sufficient for the dwelling and annexe use combined. There are no highways grounds to resist the development.

CIL

As an ancillary annexe under 100sqm the proposal would not be CIL liable*.*

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Opaque glass to side window
3. Ancillary/dependant use only
4. No additional openings to sides or rear
5. No subdivision

Informative

1. 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.

2. A formal application for connection to the public sewerage system is required in order to service this development. The applicant is advised to contact Southern Water Developer Services, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel 0330 303 0119) or www.southernwater.co.uk or email developerservices@southernwater.co.uk

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

Case Officer: Amanda Haslett Date: 27/06/24

Authorised by: Jo Morin Date: 27.06.2024