Development Control – Delegated Officer Report

Application Number: AWDM/1483/18 Recommendation – APPROVE

Site: 31 Cokeham Road, Sompting, BN15 0AE

Proposal: **Retention of detached garden room to be used as annexe to existing dwelling.**

Date of site visit: 15.11.2018

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal:

The application is a rendered semi-detached bungalow, that appears to have been recently renovated and painted. It lies on the south side of Cokeham Road, and has an existing vehicular access and recovered hardstanding to the front of the site. The side of the building, the subject of this application, is noticeable to the side boundary at the rear of the site.

The proposal seeks to retain the existing detached garden room to the rear of the property. It has been renovated to include a small shower room and small kitchenette within it, and its use is incidental to the dwellinghouse. There are no windows on the side boundary elevation or the end elevation facing the street. One window is shown on the end elevation facing down the garden, and there is a window to the shower room together with a further window and a door on the side elevation facing into the garden.

Relevant Planning History:

AWDM/1167/16 Householder application for permitted development for prior approval for single storey extension to rear of property measuring 4m from rear wall of the original house, maximum height 2.9m and height of eaves of the extension 2.9m **Approved 02.09.2016**

S/45/60 Loggia and covered standing

Consultations:

Environmental Health: No adverse comments

Representations:

Sompting Parish Council:

- Customer made comments neither objecting to or supporting the planning application
- The Parish Council have concerns as it feels that there is not enough information on the height and facilities therein to be classed as a garden room.

Support letter from 16 Greentrees Close:
- My wife and I support the application
- Reiterate our comments to the original application
- We feel the renovation to the bungalow is first class and trust approval will go ahead

Relevant Planning Policies
Adur Local Plan 2017: Policy 15
SPD Development Management Standard No. 2 – Extensions and Alterations to Dwellings
National Planning Policy Framework (CLG 2018)
National Planning Practice Guidance 2018

Planning Assessment

Development is acceptable in principle subject to the residential and visual amenities of the area.

Visual Amenity

The garden room, now annexe already exists. The building has been updated from the original loggia which appears to have then been converted to a garage, and has now been updated again. The plans show the structure to include a shower room and a small kitchenette within the larger room which is shown as a garden room.

The elevations have been rendered and the former pitched roof has become a flat roof. The garage door facing the street has been removed and that wall is now rendered also. The loggia type overhang is still there, although that too was likely updated.

When inspected from the neighbouring property no. 33, it was found not to result in unacceptably overlooking to that property, and no. 29 has an existing garage structure onto the boundary with no. 31 which limits their view of the garden room.

The description of the application states that the building will be used as an annexe to the existing dwelling, and the agents email dated in this instance it would be incidental to the enjoyment of the dwellinghouse. Therefore, the annexe will not be used as a separate unit of residential accommodation.

Residential Amenity

The residential properties that could potentially be affected by the proposed use, are no.'s 29 and 33 Cokeham Road. The rear is the cul-de-sac end of Greentrees Close with no. 16 being the closest property there.

A site visit to both 29 & 33 has identified that the building will not result in any material loss of residential amenity to either of those properties, and the property to the rear, no. 16 Greetrees Close is positioned at an oblique angle and sides onto the rear boundary of the application site, with the annexe being over 10m distant. Therefore it is not considered that the annexe will unacceptably impact onto their residential amenities.

Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. No windows to the side elevation facing onto no. 29 Cokeham Lane
3. The annexe will be incidental accommodation to the host dwelling no. 31 Cokeham Lane and will not be used as a separate unit of residential accommodation

Informative

1. Approved following amendments

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

Case Officer: Eve Hearsey Date: 29.11.2018

Authorised by: Peter Barnett Date: 29 November 2018