Development Management – Delegated Officer Report

Application Number: AWDM/0345/22 Recommendation – Approve

Site: 2 Derek Road, Lancing

Proposal: Detached annexe in the rear garden

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 17 March 2022

Site and Surroundings

This application relates to a semi detached bungalow on the south side of Derek Road at its junction with St James Avenue. This is a street of similarly built bungalows. Land rises northwards such that the garden is on lower ground than the bungalow. There is an existing garage at the southern end of the garden.

There is a bungalow to the south in St James Avenue which sits side on to the site. It has a side dormer facing the site.

Proposal

Planning permission was originally sought for a detached L-shaped annex to replace the garage. It measured 9.7m by 8m and will be 3m high at its highest point (the roof is monopitched and slopes down to 2.5m in height at is southern end). The floor plan shows one bedroom with shower and toilet (no kitchen is apparent) and a living room, notated as being a summer house and guest room.

A reduction in the size of the annexe was requested by the Planning Officer and amended plans show the annexe now 'square-shaped' measuring 6m by 8m, with an area of 40sqm.

Relevant Planning History

AWDM/1759/21 - Ground and first floor extension with loft conversion including hip to gable roof extension, front dormer, rear dormer with Juliet balcony, raised terrace with balustrade and steps to South elevation – approved

Consultations

West Sussex County Council: Highways: The proposed plans indicate that one off-street parking space is to be retained for the proposed annexe. The LHA would require that the existing informal access arrangement is formalised, to ensure that vehicles do not continue to illegally bump the kerb and cause damage to the public highway. Details of the proposed vehicular crossover have not been demonstrated. Details of the access

can be secured via condition. The applicant should be aware that all access works would be subject to a licence from the WSCC Area Engineer and must be constructed to a specification agreed with them. An access of greater width than 6.4m is unlikely to be granted a licence, and the existing drain within the highway verge may require relocation at the applicants' expense.

Visibility splays at the proposed access have not been demonstrated, however from an inspection of WSCC mapping, visibility at the proposed site access is sufficient for the anticipated road speeds in this location.
The LHA are satisfied that the proposed parking space is of sufficient size to accommodate a vehicle. A turn on site would be preferred however it is acknowledged that this is not possible due to site constraints. Additionally, neighbouring properties operate similar arrangements without evidence of highway safety concern.
The demolition of the existing garage may result in the loss of existing secure and covered cycle storage for the existing dwelling - the LPA may wish to secure alternative cycle storage provision via condition, if not provided elsewhere on site.

Condition access and parking

Adur & Worthing Councils: Private Sector Housing: The window to the bedroom needs to meet fire escape window requirements to mitigate risk presented by inner room

Technical Services: Flood risk- The application is within flood zone 1, and is not at risk from surface water flooding.
Surface water drainage- the application includes very minor increases to impermeable area, we therefore have no conditions to request. Surface water drainage must be designed and constructed in accordance with building regulations, and must follow the hierarchy for sustainable drainage.

Lancing Parish Council: No comment

Southern Water: Requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer

Representations

Letter of objection received from the occupier of 18 St James Avenue:

- Building will be taller than existing garage and will affect light to window on north side of house
- Increased noise and disturbance being so close to neighbouring house
- Impact on neighbouring house due to proximity of footings/impact on sewer pipes
- Overdevelopment – bungalow also being substantially extended

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 15

‘Supplementary Planning Guidance’ comprising: Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’’
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Neighbour amenity

The annex will sit adjacent to the side of 18 St James Avenue, in a similar position to the existing garage. While larger and slightly taller, it will not obstruct light to or outlook from the side dormer. The roof will slope up away from the boundary with No.18, ensuring that the lowest part of the building will be closest to the boundary. There may be an increase in noise from the residential use of the building but it is not considered to be to such an extent as to be harmful to amenity. There are no openings on the south side.

The outbuilding will sit alongside the boundary with the adjoining property to the west, 4 Derek Road, but at the bottom of the garden and will not cause harm.

Mechanical ventilation for the toilet/shower can be required to vent to the north side of the building, into the applicant’s garden, by condition.

Visual amenity

The building will be large but will not dominate and will still leave a reasonable sized garden following its reduction in size. At 40m2 or so, it has the potential to form a separate dwelling and, with separate access from St James Avenue, it is considered that a legal agreement is required to ensure that it is not sold separately.

Parking and Access

The existing garage and access does not have a crossover onto St James Avenue and WSCC Highways are requiring this to be rectified as the plans show a parking space in front of the annexe.

A condition requiring cycle parking is not considered to be necessary as this is an ancillary outbuilding rather than a new dwelling.

Recommendation

APPROVE subject to a legal agreement, preventing the annexe from being sold separately from the main dwelling, and the following conditions:

1. Approved Plans
2. 3 years
3. Materials
4. Ancillary only
5. Access
6. Parking
7. Any external vents to be placed on the north side of the building only.

Informative

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.

Is recommendation contrary to any representations? Y

Case Officer signed: Peter Barnett Date: 6 April 2022

Authorised and signed by: Gary Peck Date: 6 April 2022