Expiry Date - 11/07/2024 Extension: 04/09/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0570/24 Recommendation – APPROVE

Site: 27 Westbourne Avenue Worthing West Sussex BN14 8DE

Proposal: Detached garden Annex room for the main property

Date of site visit: 13/08/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

This application relates to the rear garden of a semi-detached property on the northern side of Westbourne Avenue. The properties are located within large plots and have a sunken rear garden. Within the rear garden of the host dwelling there is a small shed with the walled garden no access from the disused road to the rear. The neighbour has a large garage to the rear which is a common feature within the locality with a number of properties having these due to the unused access road to the rear.

The boundaries of the site are walled to 2.26m and there is a large level of foliage that screens the garden from the neighbouring properties. The site is not located within a conservation area and the building is not listed. There are no protected trees on site.

Proposal

Permission is sought to introduce an outbuilding to the rear of the application site. The proposed development will have a footprint of 5m by 3.5m. The south elevation will host a set of French doors and a door to a store facing onto the garden of the host. On the side elevations there will be no further windows.

Relevant Planning History:
None.

Consultations:

WSCC Highways –

"This application is for a detached garden annex room for the main property. The site is located on Westbourne Avenue, an unclassified road subject to a speed restriction of 30 mph.

No alterations are proposed to the existing vehicular access arrangement. The proposed development would not be anticipated to give rise to a material intensification of use of the existing vehicular access point.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 115), and that there are no transport grounds to resist the proposal."

Environmental Health Public Sector Housing:

"No Objection but we recommend a condition requiring the annexe to only be used as ancillary accommodation associated with the main dwelling."

Environmental Health

"There are no adverse EH comments for this application."

Drainage Engineers –
"Thank you for your consultation on the above site. We have reviewed the application as the drainage consultant acting on behalf of the Council and wish to make the following comments.

The applicant is applying for a detached garden annex room for the main property. This application is to Worthing Borough Council.

Following a review of the submitted 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 –
"Following the review of the submitted documents, we have the below comments for the Planning consultation.

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.

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link: southernwater.co.uk/developing-building/connection-charging-arrangements.

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does

not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.
- Reuse
- Infiltration
- Watercourse
- Storm Sewer
- Combined Sewer
Guidance on Building Regulations is here:
www.gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).
Website: www.southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk "

Representations:
None received.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM20
National Planning Policy Framework (2023)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment

Principle of development

The justification provided within the application is considered to comply with the key requirements for a residential annexe as set out in Policy DM5 of the Worthing Local Plan. While it is recognised that the rear access could form a separate entrance, the scale of the outbuilding indicates it is unlikely to be used as a separate unit and is still dependant on the main dwelling.

The building is capable of conversion to a use in association with the main dwelling when no longer required as an annexe and the scale and range of facilities are satisfactory for ancillary annexe use. Appropriate conditions to ensure that the curtilage is not divided and the accommodation remains ancillary are recommended in this case and in accordance with the policy.

There is therefore no objection in principle subject to assessment of other material considerations as set out below.

Visual Amenity

The amended outbuilding has been reduced in scale with a smaller footprint and is in the rear garden with a minor scale, as such it will not be harmful to visual amenity. The scale of the footprint isn't of a scale that would result in the dominance of the amenity space. With the outbuilding being subservient in scale it allows for a majority of the amenity space to be retained and over 50% of the plot size around the house to remain undeveloped.

The location of the outbuilding means that there will be limited views available from within the public realm. This will also allow for the introduction of the new materials to not result in an impact that is not detrimental to the area. The timber clad outbuilding will have a green roof that assists with the outbuilding being harmonious to the residential area. On the western elevation the building is proposed to have render that will be painted.

Residential Amenity

The properties which are most likely to be affected are those directly adjoining the site. In this instance it is the properties to the east and west. There is not considered to be any overshadowing or overbearing on the neighbouring properties. This is due to the small height of the proposal being 2.75m the majority of the development will be screened by the boundary screening at 2.26 with ivy and further screening to the top.

The property to the west will be impacted the most. This is due to the annex being located closest to the boundary. The proposal is due to be located on the boundary but due to the eaves height of 2.5 metres it is considered to reduce the impact in terms of overshadowing and overbearing on the neighbouring properties to an acceptable level. Furthermore, the walled garden blocks the views to and from the neighbouring property. It also ensures that there is a reduced impact in the form of overbearing and enclosing the neighbouring amenity space.

To the east of the proposal the application site has a garage which will block the majority of the views of the outbuilding from the neighbouring properties site. Furthermore, the presence of the garage will prevent any unneighbourly overshadowing or overbearing impacts. As such it is considered that there will not be an unacceptable impact on these neighbours.

The use of the building as an annexe would not significantly increase noise or disturbance over and above that typically associated with the residential use of the site. The building is well insulated and would not result in noise transference to adjacent gardens.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers

2. Standard Time Limit
3. Ancillary Use
4. No External Alterations
5. No subdivision of garden

Informative

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.

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

Case Officer:	Finlay Gardner	Date: 30/08/2024
Authorised by:	Louise Prew	Date: 04/09/2024