Development Management - Delegated Officer Report

Application Number: AWDM/0212/18 Recommendation – Approve

Site: 265 Old Shoreham Road, Southwick

Proposal: Extension to rear of existing garage to create self-contained annexe

Date of site visit: 8 March 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi-detached dwelling on the north side of Old Shoreham Road, close to the border with Brighton and Hove. Within the rear garden there is a detached pitch roofed garage with a large shed/store attached to the rear of the garage. It is proposed to demolish the shed/store and to construct a larger extension to the rear of the garage to form a self contained annexe. It will measure 8.5m long, 4.5m wide and 3.6m high with a pitched roof. It is to be sited immediately on the boundary with 267 Old Shoreham Road. The rear garden rises to the north (rear) and steps will lead up to the building from the existing patio.

Relevant site history

None

Consultations

West Sussex County Council: The **Highway** Officer has no objection. The annexe accommodation will utilise the existing access, which exits onto Old Shoreham Road. The existing dwelling appears to accommodate parking for three cars on the frontage and benefits from a garage on site. This application does not propose to alter the existing parking or access arrangements.

The LHA does not consider that the proposed addition of annexe accommodation would have 'severe' impact on the operation of the Highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 32), and that there are no transport grounds to resist the proposal.

Adur & Worthing Councils: The **Environmental Health** Officer comments that the new annex, as set out, has the only means of access to the bedroom through the open plan kitchen/dining room and so it is an inner room. The risk can be mitigated by either creating a lobby for the door to the bedroom, or by ensuring that the bedroom window complies with fire escape window requirements.

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 (March 2012)

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 and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The proposed extension will be large and will result in a fairly substantial outbuilding, over 13m in length. However, the rear garden is large (40m deep approximately) so the building will not constitute over development. No. 263 also has a large outbuilding of a longer depth (15m) so it will not be out of character. Being at the rea, it will have limited impact in the street scene.

Residential amenity

The building is sited on the boundary with No.267. However, it is a sufficient distance from the rear of that property to not cause a loss of amenity. No.267 has its own shed and outbuildings on the boundary as well as a number of trees close to the boundary where the extension is proposed. While the extension will be longer and taller than existing, it is not considered that it would cause a serious loss of light or outlook or appear unduly overbearing.

It will be a sufficient distance from other neighbours to not cause any harm.

The accommodation will be a modest 27m2 which does not comply with the national minimum space standards for new housing. However, the bedroom is of adequate size and, as this is ancillary accommodation rather than a separate dwelling, it is considered that the size of the accommodation is adequate.

The building will be used as a self contained annexe for a relative and will be capable of being an independent unit. It will be reasonably close to the main house and not easily separated. It is not therefore considered that a legal agreement is necessary on this occasion and the use of the building can be adequately controlled by condition.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. Annex only

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

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. EHO advice

Case Officer: Peter Barnett Date: 14 March 2018

Authorised by: Gary Peck Date: 14 March 2018