Development Management – Delegated Officer Report

Application Number: AWDM/ 0127/23 Recommendation: APPROVE

Site: 164 Western Road, Sompting, West Sussex

Proposal: Proposed single storey annexe / garden room

Date of Site Visit: 7th March 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application site is a semi detached bungalow within a street of similar properties within Sompting. Consent is sought for a single storey annex building to the rear of the garden. The building will provide a store, living space, bedroom and shower room. The building is shown on the plans as a flat roof design, 2.5 metres in height. It will be finished with natural timber cladding and it will have double doors and windows to the front, west elevation. Amended plans have been received which show the shower room window on the rear elevation removed to avoid any loss of privacy or unneighbourly impact.

The applicants have provided information in relation to the need for this building. Their mother is to occupy the annex to assist with her medical and financial needs whilst also helping the applicants to care for their disabled son. Therefore mutual support is provided and the annex can facilitate this.

Consultations:

West Sussex County Council: The Highways Authority: - No alterations are proposed to the existing access arrangement. Given the scale of what is proposed, the LHA does not anticipate that the proposed single-bedroom annexe would lead to a material intensification of movements to or from the site. The site benefits from a driveway to the front of the site with provision for at least three car parking spaces, which the LHA considers suitable for a development of this size and location. No changes to parking/turning arrangements are proposed. 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 111), and that there are no transport grounds to resist the proposal**.**

Southern Water: - Standard response and conditions and informative required.

Adur and Worthing Councils: Environmental Health, Private Sector Housing: -
The annex will be too small to be considered as suitable for self-contained accommodation and the proposal does not indicate that there will be cooking facilities.
Due to access and size, we recommend a robust condition restricting use to family and as ancillary to the main building and not be used or let out as a separate unit of accommodation

Sompting Parish Council: - No objection

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 (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The building is to be located to the rear of 164 Western Road adjacent to the rear boundary wall. The rear boundary backs onto the side of a neighbouring bungalow in Ambleside Road. Due to the level of the boundary wall the building will be visible within the street scene from this street to the rear of the site. It is however set back into the corner of the neighbouring property frontage and will not be a dominant feature. There is some tree screening on the neighbouring street side which will soften any views. It will also be viewed within the context of two flat roof garages so it will not be harmful.

The building will be visible from the rear of adjacent bungalows and within the context of the locality. It is not considered that the building will be overly large or high within this locality. There are other examples of outbuildings nearby, sheds and garages are visible. The need of the applicant's also further justifies the support of this development.

Residential amenity

The main properties to be affected are those either side of the site and to the rear. The bungalow to the rear has a side glazed porch directly adjacent to the rear boundary. The proposed building will be higher than the existing wall and therefore adjacent to the high level glazing adjacent. On balance as this is a porch and not a living space and is currently adjacent to the boundary then this can be supported, no significant harm to warrant a refusal will result. There are also no windows on the rear elevation, a blank rear wall only.

The rear gardens adjacent to the site are open and there are low level/ not solid boundary treatments in place on either side. If required the occupiers of the adjacent properties could install additional fencing or planting. However as existing the building will be clearly visible from the gardens and rear of the bungalows either side. Yet the gardens are large in area and the building is not overly close to the rear of the adjacent bungalows. On balance and as above in the light of the required need the proposal can be supported. It will be restricted to be ancillary only to limit any impact in terms of additional noise, disturbance and additional activity associated with an independent dwelling.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Natural timber finish.
4. No windows on the north, east or south elevation of the extension.
5. Ancillary only.

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments
2. Southern Water informatives

Case Officer: Hannah Barker Date: 17th April 2023

Authorised by: Peter Barnett Date: 19 April 2023