Expiry Date – 16/4, ppa to 20/4

Development Control – Delegated Officer Report

Application Number: AWDM/0292/21 Recommendation – Grant

Site: 66 Shadwells Road, Lancing

Proposal: **Detached annex at rear of garden for full time live in carer**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 9/4

Site and Surroundings

This application relates to an end of terrace 1970's house on the east side of Shadwells Road. The site backs on to the current build of housing as part of the New Monks Farm development. The site shares a side alleyway with No. 68, to the north.

The site is not in a conservation area and is not listed.

Proposal

An existing brick store is to be removed and a one bedroom annex built which spans the full width of the back boundary and has a return area along the northern boundary. As well as spanning the back boundary the maximum 'L' shaped depth is 6.7 metres. It is flat roofed to a height of 2.65 metres.

The proposal has been revised to remove windows on the shared boundary. They have been replaced by rooflights.

The applicant/home owner requires a carer on site. Her daughter will perform the role.

Relevant Planning History

None.

Consultations

Lancing Parish: Objection – overdevelopment.

Southern Water:

'Southern Water requires a formal application for a connection to the public foul sewer to be made by the applicant or developer. To make an application visit: southernwater.co.uk/developing and please read our New Connections Services Charging

Arrangements documents which are available on our website via the following link: southernwater.co.uk/connection-charging-arrangements

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

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: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk'

Highways: No objection.

Technical Services: '*Flood risk- The application is within flood zone 1, and is not shown to be at risk from surface water flooding.*

Surface water drainage- the application includes only relatively small 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.'

Health:

The Private Sector Housing team of Adur & Worthing Councils have identified that some aspects of the development may result in hazards that require action under the Housing Act 2004. Typical hazards can include 'inner' rooms (where the only means of escape in the case of fire is through another risk room i.e. bedroom, living room, kitchen, etc.) or where there are inadequate windows or outlook from habitable rooms. In this case, the self-contained 1 bed unit only measures about 32 sq.m, which is below the national technical space standard of 37 sq.m. The bedroom can only be accessed through the living room and so it is an inner room (this can be mitigated by ensuring that the bedroom window is a fire escape window.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 1 Space Around Dwellings, 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.
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.

Character

A structure with this footprint can be added to any garden under permitted development if to be used for ancillary purposes if it were 15cm lower. To argue therefore that it, in itself, would be harmful to character would be difficult to sustain.

The proposal reduces the useable garden space to approximately 35 sqm. However, given the applicant's personal circumstances and needs an exception is recommended in this case subject to a condition that the annex can only be occupied for ancillary purposes.

Neighbour amenity

The structure is 2.65 metres high and on two sides borders either an alleyway or at the rear the New Monks Farm development site. On the south side the structure only runs along the shared boundary for the final 4.6 metres of the garden length. The structure will not be harmful to neighbour amenity.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *3 years*
3. *No new windows*
4. *Ancillary only*

Informative

1. 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.
2. SW Sewer connection
3. SW Public sewer investigation
4. Public Health Housing

Is recommendation contrary to any representations? Y

Case Officer signed:	MOK	Date: 15.4.21
Authorised and signed by:	Peter Barnett	Date: 19 April 2021