Expiry: 19/12

Development Management - Delegated Officer Report

Application Number: AWDM/1356/24 Recommendation – Grant subject to a legal agreement

Site: 102A Grand Avenue, Lancing

Proposal: Proposed detached annexe in rear garden.

Date of site visit: 27/11

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to the site of a chalet bungalow on the east side of Grand Avenue close to the junction with the Upper Brighton Road. The rear garden of the property backs on to a vehicular track which serves garages to the rear of many of the properties on Grand Avenue and First Avenue which also back onto it. The site itself has double gates onto this access road and a garage set back from the rear boundary.

The site is not in a conservation and is not a listed building. There are no TPO's on the site. The site is known to experience low level surface water flooding.

It is proposed to demolish the existing prefabricated garage and to erect a single storey 'L' shaped annex building. The annex includes a kitchen/living room with separate en-suite bedroom. It is positioned closer to the access road but leaves the existing double gates in situ with a patio area behind them. The unit measures 8.6 metres in depth, a maximum 5.25 metres in width and 2.9 metres high. It is 500mm off the east boundary, 400mm off the south boundary and 1.4 metres off the north boundary. A rooflight is shown and windows/doors on the east, west and north elevations.

The plan has been revised to remove a gate and fence separating the annex patio and entrance from the main garden area.

It is to be clad in cement fibre cladding and includes 4 angled PV's on the flat roof.

The agent:

The client has advised me that the annexe will be used for the occasional visit of a family member and the annexe will remain ancillary to the house. Access will be via the main dwelling.

The applicant has confirmed her willingness to enter into a legal agreement.

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Relevant Planning History

AWDM/0013/17 - Proposed 1 no. attached 3 bedroom dwelling with one parking space at front. Granted.

Consultations

WSP:

Following an update to the Environment Agency's national flood mapping, we have noted the surface water flood risk to the above site has reduced. Therefore, **we would recommend the approval of the application**.

Southern Water:

Existing Sewers shown on applicant's plans

The plan provided by the developer "Existing Plans" shows a sewer crossing the site which is not shown on our records. An assessment of the sewer is required to determine its ownership and the impact it could have to the proposed site layout. It is possible that the sewer is now deemed to be public. For information on required stand off distances from public sewers please refer to: https://www.southernwater.co.uk/media/st5orjvm/stand-off-distances.pdf

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:

The proposed annex is at the rear of the property which is accessed via a private access road. The private access road adjoins the public highway at the Upper Brighton Road (A27) which is maintained by National Highways. Therefore, the LPA are advised to consult National Highways for comments relating to the use of access from the A27.

A single-bay garage will be lost as part of the proposals, however due to the positioning of the main dwelling there was no vehicular access from Grand Avenue. Therefore, it is not unreasonable for the LHA to assume that the existing garage may be being used for other purposes, such as storage.

As such, no concerns are raised regarding loss of existing parking provision. An existing driveway is to be retained to the front of the dwelling with provision for 1-2 cars.

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.

National Highways: No objection.

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Representations

None received.

Relevant Planning Policies

Adur Local Plan 2017 Policies 2, 15, 34 and 36
'Supplementary Planning Guidance' comprising adopted: Development Management Standard No.1 'Space Around Dwellings and
Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2024)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The proposal involves 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 the effect on the character and appearance of the dwelling and its surroundings, highways and flood risk.

Residential amenity

The annex is closer to both neighbour's boundaries and closer to the access road. There are no windows on the southern elevation. On the northern elevation facing 102's boundary is an obscurely glazed high level window, main entrance door and living room French doors. The doors are 2.5 metres off this boundary which is defined by a 1.8 metre high fence. No significant overlooking will occur.

It is nearly 11 metres from the back of the main dwelling with a small high level bathroom window in the west elevation. At 2.9 metres high it is not considered that harm will be caused to neighbours light or outlook.

The applicant says the annex will be used on an occasional basis to accommodate family and friends only. This level of use should also not be disruptive to neighbours.

The existing fence separating the garage and shed from the garden area is to be removed and the gate to the patio area outside the annex has been removed from the revised drawings. A condition restricting the future sub division of the garden is recommended.

Given the level of potential separation from the main dwelling a legal agreement is recommended to ensure the use remains ancillary to the parent building and is not occupied or sold off as a separate site.

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Visual amenity

Most properties have outbuildings off this rear access. The proposed structure will appear as a large outbuilding from the access. Both neighbouring properties have outbuildings. No. 100b, to the south, has a pitched roof double garage which abuts the access road frontage. The proposed annex will sit behind the existing fence and gates.

It is sufficiently removed from neighbouring properties not to be visually intrusive.

BNG

BNG does not apply to householder developments.

Sustainability

The annex is shown with 4 angled PV's on the flat roof for power generation.

Flood Risk/Drainage

WSP have reviewed the submitted FRA and no longer objects.

Highways

The Highway Authority does not object.

Recommendation

Subject to completion of a legal agreement to ensure that the annexe is not sold separately, **APPROVE**

Subject to Conditions:-

1. Approved Plans
2. 3 years
3. Materials as specified
4. Ancillary only
5. No sub division of garden

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.

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2. SW connection
3. SW maybe sewer on site

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

Case Officer:	MOK	Date: 7/2/25
Authorised by:	Peter Barnett	Date: 7 February 2025