Expiry Date - 23/07/2024

# Development Control – Delegated Officer Report

**Application Number: AWDM/0684/24** **Recommendation – APPROVE**

**Site:** **2 Upton Road Worthing West Sussex BN13 1BU**

**Proposal:** **Proposed single storey side extension to provide annexe for elderly relative**

**Date of site visit:** 08/07/24

**Neighbours checked:** Y

**Additional neighbour notifications**: N

## Site and Surroundings

The site is located to the west side of Upton Road on a corner plot at the bend of the road, within a residential area of Worthing. The property comprises a detached bungalow of modest scale with brick elevations and a tiled hipped roof. There is a detached double garage to the north side of the property with a small courtyard behind and the main garden is to the south side enclosed by a tall evergreen hedge with a summerhouse to the front corner. There is no rear garden to this property. The building is set back from the road behind a low wall and hedge, small garden and paved and gravel driveway and parking area.

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

## Proposal

Planning permission is sought for a single storey side extension to provide an annexe for a relative.

The proposed extension is to the south side of the building and would project to the front (east) by 1.82m x 5.24m deep x 6.2m wide before stepping in to 3.5m deep x 3.2m wide towards the rear of the property. The extension would have a crown roof of approximately 2.2m high to eaves and 3.2m high to the ridge.

Accommodation would comprise a bedroom and ensuite and living room with kitchenette for the annexe and a dining room for the main house. Access to the annexe would be via double doors through from the dining room. Doors to the garden would be installed on the south elevation from the living room and dining room and a window to the bedroom. There would be a small window serving the ensuite to the east front elevation.

The annexe would be used by an elderly relative of the occupants of the house and is required to provide care for the dependant relative.

The hedge forming the east and south boundaries of the site would be retained but reduced in depth and side access maintained between the front corner of the annexe and the hedge.

The application has been amended to significantly reduce the size of the annexe accommodation projecting to the front of the building and to remove the separate kitchen for the annexe replacing this with a kitchenette. The plans also show the hedge to be retained.

**Relevant Planning History:**

None relevant

**Consultations:**

**WSCC Highways -** This proposal is for a proposed single storey side extension to provide annexe for elderly relative. The site is located on Upton Road, an unclassified road subject to a speed restriction of 30 mph.

Existing access and parking arrangements will be unaffected by the proposals. The LHA does not anticipate that the proposals would give rise to a material intensification of movements to or from the site.

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.

***WSP*** - Following a review of the submitted information, we would recommend requesting further information regarding the size of the extension and the proposed surface water drainage.

Furthermore, we have noted that a foul sewer runs underneath the proposed extension. We would recommend the foul sewer be diverted around the building to allow access.

We would recommend the application is not approved until updated information is received that addresses the above points.

*Reason*
To prevent flooding in accordance with National Planning Policy Framework paragraphs 165-175 by ensuring the satisfactory management of local flood risk, surface water flow paths, storage, and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the lifetime of the development.

**Officer Comment:** The application is a householder application for a side extension to form an annexe that would be ancillary to the host dwelling. The site is not located within an EA Flood Zone or within an area identified as susceptible to surface water flooding. Consequently it is considered the further information sought in this case is not proportionate to the risk of flooding and the matter can reasonably be addressed under Building Regulations.

***Environmental Health*** – Recommend hours of construction condition.

***Officer response:*** The application is a householder application for a side extension to form an annexe that would be ancillary to the host dwelling. It is not the Council's normal practice to impose conditions on hours of construction for domestic extensions. It considered the recommended condition is not proportionate to the potential risk of harm from noise and disturbance during construction works.

***Private Sector Housing -*** No Objections but we suggest a condition such as the following if planning permission is granted.

*The accommodation hereby permitted shall only be occupied by a dependant relative and solely for purposes ancillary to the occupation and enjoyment of the property as a whole (as it exists at the date of this permission) as a single dwellinghouse and shall not be used as a separate dwelling.*

***Southern Water*** - Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer.

**Representations:**

None received

**Relevant Planning Policies**

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

**Planning Assessment**

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

***Policy Context for Residential Annexes***

The preamble to policy DM5 of the Worthing Local Plan indicates at paragraph 5.68:

*Residential annexes can provide a suitable solution for accommodating a relative or dependent within the curtilage of the main dwelling house. Where a totally independent dwelling is not acceptable, (for example where there is a lack of separate curtilage, inadequate parking or a general unacceptable intensity of use), permission may be granted for an annexe subject to conditions or planning agreements limiting occupation to a relative or dependent, and requiring conversion of the accommodation to a use in association with the main dwelling, when it is no longer required for the relative or dependent. Such annexes should be ancillary to the main dwelling both in scale and range of accommodation and facilities, and must not assume a detached or independent identity by design or sub-division of the curtilage of the main dwelling.*

Policy DM5 states (specifically in relation to Residential Annexes):

*Residential Annexes*
*b) Residential annexes must be designed as ancillary to the main dwelling and be capable of satisfactory conversion for use in association with the main dwelling when it is no longer required by a relative or dependant.*

***Use of the Annexe***

The annexe is to be used for purposes ancillary to the occupation of the main bungalow, to accommodate a dependant relative. Access to the annexe would be via the dining room extension to the main bungalow. Additional access would be possible to the rear via the French doors to the shared garden. The annexe only provides a small kitchenette and therefore would need to rely on the main bungalow for the use of full kitchen facilities and for other purposes such as dining, laundry etc. The proposed extension is small in scale at about 26sqm and demonstrates a functional reliance on the main dwelling for day to day living requirements and is therefore considered to meet the requirements of an ancillary annexe as set out in Policy DM5 of the Worthing Local Plan.

The scale of accommodation and range of facilities are satisfactory for ancillary annexe use and the annexe would not form a separate dwelling within a separate curtilage. Appropriate conditions to ensure that the accommodation can only be used for ancillary purposes, by a family member and at no time as a separate unit of accommodation would be applied to ensure compliance with policy DM5.

***Visual Amenity***

The application site does not benefit from a rear garden and therefore the proposed extension to the side and front would be visible from the road. The majority of the extension is to the south side of the building which is screened by a tall evergreen hedge which extends along the south and east boundaries. The hedge will be reduced in depth and slightly in height but will be retained to this boundary to provide privacy and screening and will be conditioned as such. Main views of the extension will be from the road to the north and east which is more open in character.

The original proposal was for an extension that projected 4.19m beyond the front of the building, the revised proposal has reduced this to 1.82m, significantly reducing its prominence in the street scene. There is no strict building line for properties to the west side of the road due to the curve in the road and the wide planted verges to the south of the site. The summer house adjacent to the front boundary would be removed to accommodate the extension which would be in a similar position but retain a larger gap to the front boundary. The double garage to the north side of the house also projects to the front of the building and the proposed extension would be set back approximately 1.8m behind the garage frontage. Given the constraints of the site with the lack of rear garden together with the lack of any strict building line the side extension projecting a small distance in front of the building is considered acceptable in this context and would not result in significant harm to the rhythm or layout of the street scene or appear out of character or intrusive in the locality.

Despite the projection to the front, the scale and form of the extension would remain subsidiary to the main bungalow. The design of the extension, matching the materials, eaves height and pitch of the hipped roof would reflect the character of the existing building.

There would be no significant adverse impact on the visual amenities of locality as a result of this application.

***Residential Amenity***

The most affected neighbour is to the rear (west) of the property at No.4 Upton Road. There is a high fence to the boundary and the neighbour's property extends approximately 2.2m further south than the application property. The proposed extension, positioned 1m from the boundary would project about 1.3m beyond the front of the neighbour's property but would not extend beyond a line projected at 45 degrees from the midpoint of the neighbour's front window. An extension in this position would not appear overbearing or oppressive to the neighbour or adversely affect light to their property.

The use of the extension as an annexe would not lead to a significant intensification of use as this would be ancillary to the main dwelling, accommodating a dependent relative. Conditions would be applied to prevent the annexe being used as a separate dwelling. There would be no increase in noise and disturbance as a result of this application.

**Recommendation**

**APPROVE** subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. Ancillary annexe use
5. No openings to west side elevation of extension

6. Hedge to be retained

**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. Southern Water Sewer Connection

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

Case Officer: Amanda Haslett Date: 22/08/24

Authorised by: Jo Morin Date: 22.08.2024