

Expiry: 29/4

Development Management - Delegated Officer Report

Application Number: AWD/0274/26 Recommendation – Grant

Site: 61 Orchard Avenue, Lancing

Proposal: Single storey annex in rear garden.

Date of site visit: 15/4

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to an end of terrace dwelling on the west side of Orchard Avenue. The property has been extended at single storey level at the side and rear. The rear garden of the property backs on to a narrow vehicular track which serves some garages to the rear of properties in Orchard Avenue and First Avenue. The site itself has only a pedestrian gate onto the track with two domestic outbuildings in its rear garden.

The site is not in a conservation and is not a listed building. There are no TPO's on the site. The site is in flood zone 1 with no known risk of surface water flooding.

It is proposed to remove the existing garden sheds and to erect an annex building containing a kitchen/living room with separate bedroom and shower room. The building measures 7 metres in width and abuts and sits parallel with the rear garden boundary. It is 4 metres in depth and 3.2 metres high. It adjoins the northern boundary with No. 63 and is 1 metre off the southern boundary where a gate onto the rear track is proposed. There is a door in the south side and windows and a door facing down the garden. Both neighbours have large outbuildings at the ends of their gardens.

It is to be clad in grey wood grain cladding, green felt roof and white uPVC windows and doors.

The statement accompanying the application states:

*This small rear garden Annex will be for purely single-family use as living accommodation for the grandparents only, to live in.
There will only be a small area for Tea/ Coffee as the main house Kitchen will be used for all meals.*

Relevant Planning History

L/88/05 – Rear conservatory. Granted

Expiry: 29/4

L/64/99 – Single storey side extension. Granted

L/110/91 - Single-storey extension at side (Garage, Utility Room & W.C).

Consultations

WSP:

*Following a review of the submitted information, we have no objection on surface water grounds. Due to the size, site, location and type of development, we would **recommend the approval** of the application with the following informative attached:*

Informative 1: *The applicant must follow the drainage hierarchy of preference. Due to the size and location of the development, an infiltration test should be carried out in accordance with the Part H2, paragraph 1.34 to 1.37 of the Building Regulations (https://assets.publishing.service.gov.uk/media/5a80cf9ded915d74e33fc8ae/BR_PDF_AD_H_2015.pdf). This rate should then be put into the calculation in Part H3, paragraph 3.28. Following this the applicant can use the free tools at <https://www.uksuds.com/> to size the soakaway for the 1 in 100 (1%) plus CC event.*

If infiltration fails, the same links should be used to size attenuation storage to ensure surface water runoff does not increase from the existing discharge rate.

To obtain the relevant rainfall data the applicant can visit <https://fehweb.ceh.ac.uk/> to download the point data for their site and input the csv file into the tools above.

Southern Water:

Thank you for your recent correspondence. Please see our comments below regarding the above application.

Insufficient Information provided

Condition

Construction of the development shall not commence until details of the proposed means of foul/surface water drainage disposal have been submitted to, and approved in writing by the Local Planning Authority in consultation with Southern Water. 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:

This proposal is for a single storey annex in rear garden. The site is located on Orchard Avenue, an unclassified road subject to a speed restriction of 30 mph. Following an inspection of the application documents, WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

There are no proposed changes to the existing access onto Orchard Avenue and no changes to the existing parking arrangement. The proposed

Expiry: 29/4

development is not anticipated to give rise to a material intensification of use of the existing access point.

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 116), and that there are no transport grounds to resist the proposal.

Representations

Neighbour at No. 63 is concerned about business use of the annex and also access to her garage and hardstanding being available at all times and any damage to fences repaired.

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 building itself is modest in scale and will have no impact on either neighbour. Both neighbouring properties have large outbuildings. No. 63 has a garage with small hardstanding area in front. No. 59 has a longer narrower outbuilding on the common boundary with the site.

The annexe is to be used for purposes ancillary to the occupation of the main dwelling, to accommodate dependant relatives. The only access into the annexe would be via doors opening onto the rear garden of the main house. The rear garden is accessible from the main house and via an existing gate in the rear wall. The garden would be retained by and shared with the main house.

Internally the floor space provided by the annexe is limited with a GIA of 23sqm, that would accommodate a small shower room and toilet, small kitchenette/diner area and bedroom. The limited space and accommodation

Expiry: 29/4

provided by the annexe and the limited kitchen facilities would ensure that a functional dependency on the main house is maintained.

The scale of accommodation and range of facilities are satisfactory for ancillary annexe use and the annexe would not assume the identity of a separate dwelling or have a separate curtilage. Appropriate conditions to ensure that the accommodation can only be used for ancillary purposes and at no time as a separate unit of accommodation, and to ensure no access is possible directly into the annexe from outside the site, are proposed to prevent separate self contained use.

The scale of the proposal does not warrant the need for a Construction Management Plan. Access to the neighbour's garage should not be affected. Any damage to fencing would be a civil matter between neighbours.

Visual amenity

Most properties have outbuildings off this rear access. The proposed structure will appear as a similar outbuilding from the access. It will sit behind the existing fence and gates.

It will not to be visually intrusive.

BNG

BNG does not apply to householder developments.

Highways

The Highway Authority does not object.

Recommendation

APPROVE Subject to Conditions:-

1. Approved Plans
2. 3 years
3. Materials as specified
4. Ancillary only, no separate commercial/business use
5. No sub division of garden
6. No extensions or alterations to annex

Informative

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.

Expiry: 29/4

2. Drainage hierarchy.

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

Case Officer:

MOK

Date: 17/4

Authorised by:

Peter Barnett

Date: 17 April 2026