Development Control – Delegated Officer Report

Application Number: AWDM/0407/13 **Recommendation – Approve**

Site: **29 Kingston Close, Shoreham-By-Sea, West Sussex BN43 6LP**

Proposal: **Single storey detached building in rear garden to provide ancillary accommodation to the main house**

Date of site visit: 19 April 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi-detached bungalow at the end of a cul-de-sac. It has previously been extended at the rear and has a flat-roofed garage on its NW boundary. It is proposed to demolish the garage and construct a single storey flat-roofed detached outbuilding which will contain two bedrooms and a wet room to accommodate the applicants' daughter and her children. The building will measure 6.7m long, 4.2m wide and 2.7m high. It will be located in the same position as the existing garage and is to be constructed of brickwork.

Planning History

None relevant

Consultations

Adur and Worthing Councils – The Environmental Health Officer recommends use of the precautionary contaminated land informative

Representations

None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings' National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal comprises upgrading of the existing housing stock located within the built up area and can be supported in principle, provided its occupation is limited to a family member and is used ancillary to the main house. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The building will not be widely visible, being located behind a shed and within the rear garden. Its design is similar to the existing garage and, while functional in appearance, it will not harm the visual amenities of the wider locality.

Residential amenity

The building will be of a similar size and located in a similar position as the existing and will not have any increased impact on its neighbours. It will be largely screened from the bungalow to the west by the boundary hedge. To the north there is a garage block while to the east the attached bungalow is sufficient distance away to not be adversely affected.

The building will contain bedroom accommodation only and could not be used as a self contained separate dwelling as drawn. A condition requiring its use to be ancillary to the use of the main property is necessary.

Accessibility and parking

The loss of the garage does not affect parking provision at the property as the garage was used for storage only previously.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the National Planning Policy Framework

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match
3. Use ancillary to main house only
4. Approved plans

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.

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

Case Officer: Peter Barnett Date: 3 May 2013

Authorised by: Gary Peck Date: 3 May 2013