Expiry Date – 27/1

Development Control – Delegated Officer Report

Application Number: AWDM/1864/19 Recommendation – Grant

Site: 7 Blacksmiths Crescent, Sompting

Proposal: Demolition of existing single storey side extension and construction of two storey side extension to south elevation.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 18/12

Site and Surroundings

This application relates to a semi detached house on the north side of Blacksmiths Crescent. It is a 1950's brick built gable ended house on a corner plot. The side boundary angles on the corner. The property has a single storey side extension. Parking for 2 cars is provided in the side garden from the side street.

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

Proposal

Permission is sought to replace the side extension with a two storey extension. It brings development forward by 1.2 metres but still leaves a 1 metre set back from the frontage. It extends 1 metre beyond the rear wall and is 300mm narrower than the single storey extension to be removed, at 3.3 metres. The extension has a gabled roof to match the existing house with a ridge line 550mm below the existing ridge.

A second staircase is proposed but access to the existing ground floor is maintained through the existing kitchen/diner. The ground floor otherwise provide an additional reception room and bathroom with two additional bedrooms on the first floor.

Relevant Planning History

S/42/94 – single storey side extension. Granted 30.12.94

Consultations

Sompting Parish Council: No objection.

Representations

Two objections received from 8 and 10 Blacksmith Crescent, (opposite the frontage), summarised as follows:

This development will mean more people and more cars at the property. There are already too many, sometimes as many as 30 people staying there.

Noise and disturbance already occurs particularly at night with different cars coming and going and in the summer children playing in the street late into the night.

Overlooking of No.8.

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. 2 Extensions and Alterations to Dwellings'.

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 neighbour amenity.

Character and appearance

The side extension is less wide than the existing side addition. It is two storeys but is set back from the frontage by 1 metre with a lower roof profile. It is subordinate to the original house. It is a minimum 1 metre off the side boundary but this boundary angles away from the extension leaving a 4.5 metre gap to it at the rear.

The extension will not appear cramped on the plot and will not be out of keeping. It will not intrude into the established north/south building line of Blacksmiths Crescent.

Neighbour amenity

No. 8 is opposite this site but on the other side of the road. The extension will be at least 20 metres from it. With the intervening road it is not considered that the extra bedroom window at first floor will increase overlooking significantly.

No. 9 sits at right angles to the rear boundary of the site facing east/west. It has no first floor side windows but does have a side hall window. It also has a single storey side extension with no side windows.

It is not considered that significant loss of light or an overbearing impact will occur to occupiers of No. 9. The additional first floor rear window is further from the rear garden boundary of No. 9 and will directly face the side wall and side addition of No. 9. There

are garden buildings in the rear garden of the site too. It is not considered that harmful overlooking of No. 9 will result from this development.

This extension will facilitate increased occupancy of the property. The behaviour of occupants is not a planning matter nor is the vehicular movements associated with the residential occupancy of a domestic dwelling. There is no evidence of any other use.

There is a second staircase proposed but the existing ground floor accommodation is accessible from the extension. A condition preventing self containment is recommended.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to Match
4. No self containment. Existing kitchen/diner door to extension open and available at all times.

Informative

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 any representations? YES.

Case Officer signed: MOK Date: 10.1.20

Authorised and signed by: Peter Barnett Date: 10 January 2020