Development Management - Delegated Officer Report

Application Number: AWDM/0305/21 Recommendation – APPROVE

Site: 12 Maple Walk, Sompting, Lancing

Proposal: Single storey side extension and proposed vehicular crossover and parking to front

Date of site visit: 22nd March 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached bungalow within Maple Walk, there are houses and bungalows within the street. The bungalow is on a corner with the highway to the front and side and an access running to the rear to private garages for residents. There is as existing a hard stand and vehicular access from the side access road to the rear with parking to the side/rear of the bungalow. There is some hedging and vegetation partially enclosing this land to the side of the bungalow. There is a brick wall enclosing the rear garden of the bungalow to the side and rear.

Consent was originally sought to extend the bungalow to the side with a flat roof extension and erect a detached garage to the side/rear at the site of the existing hardstand. Consent was also sought for a vehicular access and off street parking to the property frontage.

Due to the prominence of the garage and the side extension amended plans were sought to remove the garage and to improve the appearance of the extension with a continuation of the gable. The amended plans show an extension 4 metres wide when viewed from the rear and 6.1 metres from the front.

Consultations

West Sussex County Council: The **Highways Authority** - The initial comments stated the following: -

This proposal is for construction of single storey side extension, detached garage to rear with access from The Lawns, proposed vehicle crossover and parking to front. The site is located on the corer plot between The Lawn and Maple Walk both unclassified roads subject to 30mph speed restrictions. The proposed access to the northwest will be constructed onto a private access road which leads onto the publicly maintained The Lawn. The private access road is shared with parking lot serving several other properties. The applicant would need to communicate with the proprietor of the access road to regarding the proposed access. In addition to this the applicant proposes another access to the southeast part of the property to accommodate 2 additional vehicles. This access, as demonstrated on the site plan

will be approximately 5.5m wide. Any access works onto the public highway must be constructed under a licence obtained from WSCC Highways.
I have contacted the WSCC Highways Area Manager regarding the new access onto Maple Walk who has advised that licence for a second access in this location would not be granted. The LHA are satisfied that the proposal would not result in a material intensification of vehicle movements. The proposed garage measures 4.3 x 5.6m internally. The proposed garage falls marginally short of the minimum depth requirement (3 x 6m), however, this is not anticipated to result in a highway safety concern. The applicant may wish to consider modifying the proposed garage to meet the Manual for Streets (MfS) standards.
Conclusion
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 109), and that there are no transport grounds to resist the proposal. From a highway safety perspective, the LHA cannot justify an objection as there are no overriding safety concerns, however WSCC Highways have confirmed that they would not grant a licence for second access in this location.

Following removal of the garage from the proposals the Highways Authority have confirmed that they have no highway concerns however the advice remains that WSCC would not grant a licence for a second access in this location.

Sompting Parish Council: - Although the Council has no objection to the application, as a considerable amount of garden will be lost maybe a sedum roof on the garage be suggested to mitigate environmental impact. Reservations about ease of vehicle access on to narrow service road.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (February 2019)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The proposal comprises 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 and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

Due to the position of the site on a corner plot the proposed extension will be clearly visible within the street scene. However as amended the design of the extension is in keeping in design, scale and appearance with the existing building. The extension will also not be positioned forward of the front of the dwelling house to the rear. It is therefore not unduly prominent and will not be harmful to the street scene or the character of the existing bungalow. The roof tiles will match existing with the use of light grey render and anthracite windows and doors which is considered to complement the existing building style. The rear boundary wall will remain with a new side wall proposed to enclose the space to the rear of the proposed extension. This will be conditioned to not exceed 1.8 metres in height and be built in brick work to match the existing boundary wall. Again this boundary wall will not be positioned forward of the front line of the neighbouring house, it will therefore appear subservient when viewed within the street scene.

The proposed off street parking to the property frontage for two cars with a cross over 5.5 metres wide is acceptable in terms of highway safety. There are other examples of off street parking within the street so this is not out of character.

Residential amenity

The proposed extension, vehicular access and boundary wall due to the position of the site will be clearly visible from neighbouring properties however there will not be any loss of light, overbearing impact or loss of privacy as a result. The properties opposite to the rear and to the side are all two storey and the highway and access road provide separation between the extension and the neighbouring properties. As stated above the extension and boundary wall will not be set forward of the front of the two storey property to the rear. There are secondary side windows yet these will not be impacted and the proposed windows at the application site are all ground floor only. The extension will also have some screening by the hedging and vegetation of the property boundaries.

There will be no impact upon the attached bungalow which is screened from the extension by the existing building. The off street parking will be adjacent to the boundary where there is existing off street parking to no adverse impact will occur.

Other Matters

It should be noted that the Highways Authority have no concerns in relation to Highway Safety as a result of the proposed vehicular access and off street parking provision in this case. However it is noted that due to the existing vehicular access to the rear of the site it is not normal practice for WSCC to permit a second vehicular access. In this case advice has been given that this would not be permitted. The applicant’s agent has been advised of this and would like to make their own case directly to WSCC. As there are no highway safety concerns in this case consent can be granted and the licence is covered under separate legislation. The standard highway licence informative has been amended to advise that a second access is unlikely to be granted a licence.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials light grey render and tiles to match.
4. Wall to match existing no higher than 1.8 metres.

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

1. Proactive with amendments
2. WSCC licence – second access not likely to be granted by WSCC.

Case Officer: Hannah Barker Date: 4th May 2021

Authorised by: Peter Barnett Date: 4 May 2021