Development Management – Delegated Officer Report

Application Number: AWDM/1118/23 Recommendation: APPROVE

Site: 27 Burnside Crescent, Sompting, West Sussex

Proposal: Proposed single storey rear extension.

Date of Site Visit: 18/10/2023

Neighbours Checked: Y

Additional neighbour notification: N

Site and Surroundings

The application site is a detached bungalow with a detached garage, on the western side of Burnside Crescent the properties are uniform pairs from the street scene with a number of the properties having single storey rear extensions. To the front there is parking for at least two vehicles with further on street parking. The front gardens are largely open with dwarf walls separating the frontages.

Each of the properties is angled to ensure there is no direct inter looking. The angle of the plots allows for the detached rear garages to not overly dominate the shared boundary.

The properties on each side of the application site have undertaken a number of alterations. The property to the north has a large full width rear extension with the property to the south having a small rear extension on the side of the bungalow closest to the site. The site has a conservatory to the rear.

Proposal

The proposal seeks to demolish the existing garage and conservatory to the rear and replace with an L-shaped extension. The existing roof ridge will be extended over the proposed rear extension, which will have a hipped roof at the rear. The ridge will increase from 6m to 11m in length. Projecting at right angles off the rear extension there will be a flat roofed extension to replace the existing garage to a depth of 6.7m beyond the rear extension.

Within the roof of the main extension there are proposed to be 3 No. rooflights. Materials are to match that of the host dwelling, with French doors and windows to the rear elevation. The proposed depth of the extension across the rear would be 3.3m.

The flat roofed aspect of the application will introduce some windows and a further access door in comparison to the garage. The extension will move away from the boundary in relation to the existing garage but will be slightly taller at 2.72m compared with the existing monopitched roof garage which is 2.6m high at its tallest point and 2m at its lowest. The proposed windows are to be obscure glazed and high level when looking towards neighbouring properties. The windows will provide natural light and ventilation. The rear windows are to be clear glazed providing light to the proposed bedroom.

All other amendments are internal and as such do not form part of the application as they can be completed under section 55 of the Town and Country Planning Act (1990) (As Amended).

Consultations:
WSCC Highways:
This application is for the erection of a single-storey rear extension. The site is located on Burnside Crescent, an unclassified road subject to a speed restriction of 30 mph.

The proposed extension is not anticipated to give rise to a material intensification of movements to or from the site. An existing garage will be lost as part of the proposals however, an existing driveway with provision for at least three cars is to be retained, and this is considered suitable for a dwelling of this size and location.

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

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 (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

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.

Visual amenity

Due to the location of the proposed development to the rear of the dwelling the proposal will not have a significant visual impact on the character of the area. The extended roof ridge will be seen from the road but this will not be harmful.

The extension to replace the garage will also be visible from the street scene but set back some distance. The visual impact will be minor; there would be an increase in height but a reduction in the visible footprint with the extension moving further from the boundary.

The increase in height and the change in roof form will not have a significant impact on the street scene and the minor alterations to the rear are not considered to introduce any extensions or alterations that would be unacceptable.

Residential amenity

The location of the proposed extension means that both neighbours will be affected by the proposal. The property to the north (no.29) sits further back than the application property and has its own rear extension. The proposed extension is further from the boundary than the existing garage. There will be a minor increase in height which is mitigated through the separation distance. The extension will have a high level window that serves a bathroom. To avoid overlooking the amenity space this has been obscure glazed and is considered acceptable for this reason.

The main body of the extension itself will have an impact on the neighbouring properties with the extension of the ridge and hipped roof. The dwellings are staggered with the application property projecting further to the rear than the property to the south. There is a separation between the properties and the bungalow to the south (No.25) has a detached garage on the boundary. While adding bulk to the roof and enlarging the length of the property, the impact is not considered to be unduly harmful. There are no windows in the extension nearest the boundary with No. 25 and those in the south side of extension replacing the garage are set some distance off the boundary and face the blank side wall of the neighbour's garage so will not cause a loss of privacy.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No side windows

Window in north side of extension to be obscure glazed

Is recommendation contrary to letter(s) of representation N

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.

Case Officer: Finlay Gardner Date: 03/11/2023

Authorised by: Peter Barnett Date: 3 November 2023