Development Management - Delegated Officer Report

Application Number: **AWDM/0264/13** **Recommendation –** Approve

Site: 11 Grafton Gardens, Sompting

Proposal: Single storey rear extension with rooflight

Date of site visit: 22 March 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a detached two storey house located on the west side of Grafton Gardens. This is a predominantly residential area comprising of a mix of two storey houses and bungalows.

The house has an existing two storey rear projection and flat roofed addition next to this. Permission is sought to extend out from this point with a flat roofed single storey rear extension across the full width of the house measuring 3.7 metres in depth and 2.8 metres in height approximately with a roof lantern.

Relevant site history
S/6/94 – Planning permission granted in 1994 for first floor rear extension

Consultations
Adur and Worthing Councils: The Environmental Health Officer has recommended a precautionary contamination condition.

Sompting Parish Council: supports the application

Representations
None

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
The site is not identified as being potentially contaminated therefore an informative is considered sufficient to advise the applicant of potential contamination.

Residential amenity

To the south, there is a separation distance of approximately 3.5 metres between No.11 and No. 9. No.9 has been extended at the rear with a small (approx 1m deep) flat roofed extension at the northern end and there is a two storey projection beyond that with the main outlook being to the rear (although there are some side windows in the north wall of the two storey element but are set further within the site and behind a 1.8m high fence). This relationship ensures that there would be no significant impact in terms of loss of light or outlook. Conditions are recommended for obscure glazing/fixing shut side windows below 1.7m and for no further side windows in the interests of protecting privacy.

To the north, No.13 has been extended to the rear with a conservatory and has a two storey rear projection at the other side. No.13 also has a detached garage set back beyond the rear of the conservatory and positioned to the side at the end of the driveway. The house has its main outlook for its rear rooms to the rear, although there is a side window and side conservatory windows set towards the rear of the house but these appear to be secondary (one other window is set further forward in the side elevation and so would be affected more significantly by the existing house rather than the proposed extension). With the main outlook to the rear, a separation distance of approximately 3 metres and with the intervening garage at No.13 it is considered that there would be no significant impact in terms of loss of light, outlook or privacy, subject to conditions.

Visual amenity

Although the extension would be a large flat roofed structure, the proposed extension would be at the rear of the site and not readily visible in the streetscene, and given the presence of other similar structures in the immediate vicinity of the site it would not be harmful to the visual amenities of the site or surrounding area.

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 time limit 3 years
2. Matching materials
3. Obscure glazing to side (south) window
4. No further side windows
5. Permission relates to approved plans:
   Drawing Number 01 entitled 'Plans and Elevations as Existing' deposited 5 March 2013
   Drawing Number 02 entitled 'Plans and Elevations as Proposed' deposited 5 March 2013
   Drawing Number 03 entitled 'Block Plan' deposited 5 March 2013

Informative:

- Contamination precaution
- 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: Rebekah Smith Date: 25 April 2013

Authorised by: Peter Barnett Date: 29 April 2013