Development Management – Delegated Officer Report

Application Number: AWDM/1741/23 Recommendation: APPROVE

Site: 9 Peveril Close, Sompting, West Sussex

Proposal: Front porch, rear ground and first floor extensions and annex in rear garden.

Date of Site Visit: 30th January 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a two storey semi detached property within a cul de sac of similar properties. There is a rear garden and off street parking to the front of the site. There is an existing rear flat roof extension adjacent to the boundary and a rear conservatory; there are also sheds to the rear of the garden.

The single storey rear extension is to remain with the conservatory and sheds removed. A ground and first floor extension is to be constructed to the rear incorporating the existing rear extension. The single storey section will be 2.4 metres beyond the rear of the existing projection increasing beyond the side elevation of the dwelling house, a wrap-around addition. At first floor the extension is the depth of the existing extension and extends no wider than the side of the house. A front porch is also proposed, amended plans have been received showing this reduced as it was a wrap around style and this is now projecting to the front and extends beyond the side elevation of the dwelling.

Also proposed is a flat roof, single storey rear annex. This is adjacent to the rear boundary; it provides living, sleeping space and a shower room. The applicant has confirmed that the annex is for the use of their elderly mother who will live in this space whilst sharing the facilities in the main house and joining the household for meals. The porch also facilitates this shared accommodation as it allows movement at the front entrance to the house which is currently very limited, especially for the specific needs of this family member.

Representations: - None received.

Consultations: -

Southern Water: - There is a sewer crossing the site and a formal connection is required from Southern Water, relevant conditions and informatives are required.

West Sussex County Council Highway Authority: - The LHA does not anticipate that the proposals would give rise to any material intensification of movements to or from the site. Existing access and parking arrangements will be unaffected by the proposals. Th 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 NPPF and that there are no transport grounds to resist the proposal.

Adur and Worthing Council's: - Private Sector Housing: - There are some aspects that may cause hazards under the Housing Act 2004. Inner rooms or inadequate windows or outlook from habitable rooms. Bedroom 2 is an inner room with insufficient natural ventilation and light the window does not meet fire escape window requirement.

The annex is to be separately occupied; the space is small and bedroom and inner room. Robust conditions are necessary to ensure that it is not occupied as an independent dwelling. Compliance with building control will not necessarily address the hazards identified and you should contact the Private Sector Housing team to confirm that the layout of the property is acceptable prior to commencing the development in order to avoid the need for any formal intervention or the requirement of retrospective works.

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 (December 2023)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The proposed porch will be clearly visible within the street scene. There are not any similar examples within the cul de sac of such a porch extension however within the locality and in neighbouring streets there are a variety of alternative front extensions

and porches on similar style housing. The variety of extensions which already exist complement the host buildings and add positivity to the visual amenity of the surrounding built environment. It is considered that as amended the porch is acceptable in visual amenity terms. It gives the building character by enhancing its bland appearance and should it set a precedent in this case this would seek to improve the general appearance of the locality adding interest to the building frontages. It is also considered that in this case the porch is a requirement for the mobility and access of the applicant's elderly mother who will be occupying the proposed annex and sharing the household facilities.

The rear extensions at ground and first floor are not overly large and would be subservient to the main dwelling; they would be visible but would cause no harm, materials will match existing. The layout of the ground floor and first floor of the dwelling will be revised to accommodate the dependent family member and to improve the existing space.

The proposed annex will have a bedroom, living space and shower room; it is the minimum space required for such a use. It will be sited to the rear of the garden, the existing sheds will be removed therefore limiting the building within the curtilage. It will not over dominate the property or the site and the need has been identified. The building will be conditioned to be ancillary to the main dwelling. To protect the character of the locality. There are other outbuildings visible to the rear of neighbouring dwellings the building will therefore not be harmful, it is low level with a flat roof.

Residential amenity

The porch is close to the side boundary with the adjacent property, the main entrance is on the side of this property however there are no side windows there is also a boundary fence. This will result in no harm in terms of light, outlook and privacy.

The rear additions also overhang the side of the dwelling adjacent to this neighbouring property. However there is 1 metre to the boundary and no windows on this side elevation. It also doesn't project far back into the site. The extension will therefore not cause any harm to residential amenity in this case. A side bathroom window is proposed in the original dwelling facing a blank elevation so no overlooking will occur.

The proposed new single storey and first floor addition are set in from the boundary of the attached dwelling therefore no adverse impact will occur in this case either. A condition is attached to ensure that there are no side windows to be added on either side of the extensions.

The annex will be used ancillary to the main dwelling, therefore there would not be any significant increased activities at the application site which would impact upon the adjacent occupiers. There is historically a narrow pedestrian access to the rear of the site along neighbouring properties however this is impassable, overgrown and full of waste. It would not be currently possible or practical to use this as a sole entrance to the annex therefore it is not considered that there would be any risk that this building could be used and accessed independently. A condition is also attached to ensure that this is the case. A current need has been identified for the annex and the proposed extensions and alterations.

The scale of the annex is such that it would not cause loss of light, privacy or overbearing impact. The removal of the current large sheds would also be a gain as a result of the proposed development.

Private Sector Housing have identified issues with layout and means of escape. The applicant's agent has been advised of these matters, some of which can be addressed through Building Control and the ancillary nature of the annex use. This is considered satisfactory and not such to warrant a refusal in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows other than those which have been approved on the east or west side of the dwelling house or annex.
5. Ancillary use of the building.

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments
2. Southern water building over sewer.
3. New connection Southern Water
4. Private sector housing.

Case Officer: Hannah Barker Date: 19th February 2024

Authorised by: Peter Barnett Date: 19 February 2024