Development Management – Delegated Officer Report

Application Number: AWDM/0857/15 Recommendation – APPROVE

Site: 2 Malthouse Close Sompting Lancing

Proposal: Two storey rear extension to north elevation

Date of site visit: 7.7.15

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a two storey semi-detached dwelling within a cul-de-sac of similar style dwellings. There is a garden to the front and a driveway to the side leading to a detached single, flat roof garage. There is a small rear garden backing onto open land.

Permission is sought to erect a two storey extension to the rear of the property to the eastern side of the rear elevation. The extension is to be 3.169 metres wide, to have a maximum depth of 2.026 metres. A hipped roof is proposed with a maximum height of 6.3 metres. The extension is to accommodate changes to the kitchen at ground floor to allow space for a W.C and for an enlarged bathroom at first floor.

Representations: No third party representations have been received.

Sompting Parish Council: - The Parish Council supports the application.

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

Principle

There is no objection in principle to the proposed development which involves an extension to an existing dwelling house.

Visual amenity

The extension is to the rear of the dwelling and is therefore not visible within the street scene. Despite being two storey it is modest in scale and the ridge height is

set significantly below the height of the main ridge. The extension is subservient to the main dwelling.

The use of cladding is considered acceptable in this case as the extension is to the rear of the dwelling this is not considered out-of-keeping. The applicant's agent has advised that there will be an 'L' shaped vertical trim used on the eastern elevation to tie in the cladding with the existing brickwork. A condition is attached to ensure that this is the case.

Residential amenity

The extension is set in away from the boundary of the attached semi-detached neighbour. There is to be a distance of 2.7 metres from the boundary. The depth of the extension on this side is limited to 1.5 metres in depth due to the rear projection on the original building. The extension will therefore not result in any overbearing impact or loss of light or out look to the occupiers of the adjacent, attached property to the west. To the east are the rear boundaries of properties on Dankton Lane these are at a significant distance due to the adjacent garages and the rear garden depths. Although the extension may be visible there would be no adverse impact in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 Year Time Limit

2. The development hereby permitted shall be carried out in accordance with the following approved plans:-

   Drawing no. 15-056-3 Rev A - received 5th June 2015
   Drawing no. 15-056-4 Rev A - received 5th June 2015
   Drawing no. 15-056-1 - received 5th June 2015

   Reason: *For the avoidance of doubt and in the interests of proper planning.*

3. The external materials and finishes of the development hereby permitted shall be completed to match in design, colour and texture those of the existing building unless otherwise approved in writing by the Local Planning Authority.

   Reason: *In the interests of visual amenity and to comply with saved policies of the AH7 of the Adur Local Plan.*

4. No openings shall be formed in the western and eastern elevation of the extension.

5. The southern edge of the proposed first-floor cladding on the east elevation of the extension hereby permitted shall be completed with a ' L' shaped vertical trim of a matching colour.
   Reason: - To ensure a neat edge to the cladding and to accord with saved policy AH7 of the Adur District Local Plan.

Informative

1. Proactive Statement – No Amendments

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

Case Officer: Hannah Barker Date: 20th July 2015

Authorised by: Jo Morin Date: 20.07.2015