Development Management – Delegated Officer Report

Application Number: AWDM/0144/17 Recommendation – APPROVE

Site: 94 Cokeham Lane, Sompting

Proposal: Two storey rear extension to west elevation to replace existing conservatory.

Date of site visit: 14.03.17

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application site is a detached rendered, painted cobble stone dwelling with slate tile roof. It has sliding sash windows and exposed roof rafters. It is of historic note within this street surrounded by more modern development. It is however not listed nor is it within the conservation area. There is a public footpath directly adjacent to the boundary of the dwelling to the north.

Consent was originally sought for a two storey extension to the rear elevation adjacent to the northern boundary which was 6.7 metres wide and 4 metres in depth with a maximum height of 5 metres. The height of the extension gave rise to a half hipped roof with flat roof. This combined with the large width did not represent a subservient or sympathetic addition to the existing building. It was considered that by reducing the width of the extension the proportions would be improved and a full ridge could extend to the rear at a slightly lower height than the main ridge. Amended plans have been submitted for consideration here. The applicant's agent was also required to provide more detailed plans to show existing and proposed design detailing. These included exposed roof rafters, recessed windows with rendered surrounds and cills.

The extension has been reduced to 4 metres in width and 4 metres deep, the height of the extension has been increased to 5.7 metres with a full ridge. The extension is shown to be finished in render with slate tiles to match existing. Sliding sash windows, cill detailing and exposed roof rafters are also shown on the plans.

It should be noted that application AWDM/145/17 has recently been approved and a Lawful Development Certificate issued for a detached double garage and single storey rear extension. It should be noted that the single storey addition is greater in footprint than the proposed two storey addition. A condition is attached below to ensure that both are not implemented together which would result in a development which would be detrimental to the character and appearance of the existing building and visual amenities of the surround locality.

Representations: ***Sompting Parish Council: -*** Comments received in relation to the original plans: - The Council objects to this application as it considers the proposed development does not relate sympathetically in design, form and scale to the existing building.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Local Plan Submission Policy 15
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The proposed extension is to the rear of the building however due to its position adjacent to a public footpath and it being two storey it is visible within the street scene and surrounding area. The rear and side of the site can be viewed from the public footpath which wraps to the side and rear of the site. Yet the proposed extension as amended to include a reduced scale, full ridge, design detailing and finish to match existing is considered acceptable here. The extension is subservient and simple in form and design to complement the existing simplistic building form.

Residential Amenity

Due to the position of the extension adjacent to the northern boundary it is not considered that the dwelling to the south, no. 96 will be impacted due to the distance being approximately 17 metres. There is a proposed first floor window facing south yet at this distance there will not be any significant overlooking to the south that would warrant a refusal in this case. To the north no. 90 is approximately 9 metres from the proposed extension. The public footpath is between the two dwellings. There is a first floor flat roof dormer with clear glazed windows at no. 90 facing south toward the side elevation of the application site. The existing windows serving the dormer will have direct views to the side of the proposed extension. Yet it is considered that there will be no overlooking as no windows on the proposed extension face north and a condition is attached to ensure that this will remain the case. The extension will not give rise to any significant loss of light or overbearing impact to the dwelling to the north.

Recommendation

APPROVE

1. time limit

2. materials to match including design detailing.
3. no openings on north elevation.
4. Approved plans
5. The two storey extension should not be implemented in conjunction with the single storey lawful extension.

Informative

1. proactive statement following amendment

Is recommendation contrary to letter(s) of representation? Y (comments from Sompting Parish relating to the original plans only.)

Case Officer: Hannah Barker Date: 11th April 2017

Authorised by: Jo Morin Date: 18.04.2017