Expiry Date – 30/10 ppa to 30/11

Development Control – Delegated Officer Report

Application Number: AWDM/1409/20 Recommendation – Grant

Site: 11 Grafton Gardens, Sompting

Proposal: **Demolition of existing garage and proposed part single, part two-storey rear extension to rear, additional side windows and alterations to front windows. Revised Proposal.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 15/10

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 detached houses on the west side with a mix of roof forms and bungalows opposite.

The house as built has an existing two storey rear projection and flat roofed addition next to this on the south side. The house to the south, No. 9 has an extended part single storey, part two storey rear extension. It is separated from the site by a shared drive. On the north side, No. 13 has its driveway and garage abutting the site. This property has the same as built part two storey rear extension, furthest from the common boundary and a ground floor lean to addition nearest to the same depth of the existing site. It has two secondary windows in its ground floor flank all. The garage is beyond the house.

The site is not in a conservation area and nor is it a listed building.

Proposal

A 3 metre deep ground floor extension is proposed. The first floor extension has reduced in scale and is now a maximum 2.8 metres in depth, 1 metre beyond the current deepest first floor rear wall on the north side. The ridge line is to be continuous to the height of the highest part currently. Two ground floor flank windows are proposed in the south side, one in the north and at first floor a landing window on the south side and bathroom window on the north. The existing front central first floor window is to be replaced with two windows.

The application has been revised since first submitted to reduce the depth of the first floor extension by 2 metres.

Relevant Planning History

AWDM/0264/13 - Single storey rear extension with roof light. Granted 30.4.13

S/6/94 – First Floor rear extension. Granted 16.3.94

Consultations

Sompting Parish Council: No objection.

Representations

No response to neighbour renotification.

Objection to original submission from No. 13 summarised as follows:

i. Loss of light. Rear rooms only get sun after 3pm currently when the sun strikes between the rear of 11 and 13's garage. This will be eliminated if this extension is allowed.
ii. A bedroom window is set back behind 11 and receives sunlight even later into the day.
iii. The development comes very close to 13's garage, breaching the required clearance?
iv. Overdevelopment, greater than elsewhere on these houses. Overbearing from within the house and garden of 13.
v. A single storey extension and first floor restricted to the south side only would be more acceptable.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Character

The detached houses on this side of Grafton Road alternate in design. The changes are mainly restricted to the rear and will be little glimpsed from the road. No. 9 has extended at ground and first floor rear.

The change to the front elevation windows will not be harmful to overall character.

Neighbour amenity

The ground floor extension at 3 metres in depth, and set away from both adjoining neighbours by driveways, will not be harmful.

The first floor extension adjoining the driveway shared with No 9 is to No.9's north so will not cause overshadowing. No. 9's own extension overshadows its own windows in the rear wall adjoining the boundary.

No. 13 is to the north of the application site and there is approximately 3.8 metres between them, the site's side passage and No. 13's driveway. These are similarly built properties with deeper first floor rear elements. The two deepest first floor rear walls of the site and No. 13 line through with 13's furthest from the common boundary. Therefore the nearest bedroom window in 13 sits behind the existing first floor rear wall of the application site by 1.9 metres, as measured from the site set back. It is proposed to add an additional 1 metre in depth to this bedroom. This extra length will not break a 45 degree angle with the mid point of the west facing bedroom window in 13. Consequently adequate sunlight will continue to be received into this bedroom. Side windows in the ground floor flank of No. 13 appear to be secondary windows.

The ground floor addition at 3 metres in depth has no greater impact than an extension built under permitted development in this location.

The applicant's garage is shown to be removed. In planning terms there is no set distance an extension must be set away from a neighbour's garage

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to Match
4. All new side windows obsc/1.7m
5. No new side windows

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to any representations? Yes.

Case Officer signed:	MOK	Date: 27.11.20
Authorised and signed by:	Peter Barnett	Date: 27 November 2020