Development Management - Delegated Officer Report

Application Number: AWDM/0668/18 Recommendation – APPROVE

Site: 1 Loose Lane, Sompting, Lancing, West Sussex

Proposal: Retention of timber and glass terrace cover to rear (east) elevation

Date of site visit: 8th October 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey semi detached dwelling. Retrospective consent is sought for a timber, glazed structure to the rear of the property. It has a glazed roof and is open to the north side and rear. It is built up to the boundary with the attached dwelling. Although the structure has been in place for some years, (no details given as to precisely how long and no evidence to state that it has been in place for more than 4 years) recently wooden slats have been added along the south side boundary and to the rear to enclose the structure slightly to form an outside dining space.

The current application seeks retrospective consent for the structure as it currently stands. This is 4.3 metres in depth and 2.5 metres high.

Sompting Parish Council: - No objection.

Representations

1 Letter of objection from the owner/occupier of no. 3 Loose Lane: -

- I understand that the depth of the structure means it should be 2 metres off the boundary said to me by your enforcement officer. If this is the Policy of planning then the rules should be enforced.
- No 5 there was no planning enforced.
- I had this 2 metre placed on me if I try to go ahead and develop my back garden.

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 (July 2018)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The structure as existing is to the rear of the property, it is therefore not visible within the street scene. In relation to the scale of the host dwelling and the ample plot size it is not considered that the structure represents over development of the site. It is subservient to the main dwelling, the open sides and glazed roof add to its light weight appearance.

Residential amenity

The main concern here is the impact upon the residential amenities of the occupiers of the adjacent, attached dwelling no. 3 Loose Lane. The structure is built up to the boundary with this property and although it is limited to 2.5 metres in height there are wooden slats along the boundary which exceed the existing boundary fence height. The structure also exceeds 3.5 metres in depth and is 4.3 metres. Consideration must be given here to the Development Management Standard which states that an extension built up to the boundary in cases such as this should be limited to 3.5 metres in depth. Despite the existing structure exceeding this it was considered that the harm with regards to loss of light and overbearing impact was limited in this case. When viewing the structure from the neighbouring property, the wooden slats infill the space between the boundary fence and the glazed roof of the structure. There is also vegetation on the neighbouring side covering this area above the fence. A single storey extension at this site would be higher than 2.5 metres and would have a solid roof. It is considered that such a structure even when limited to 3.5 metres in depth could have a greater impact than the existing structure. When considering the harm here it is considered that any loss of light or overbearing impact is limited. It is not considered that the structure as existing would give rise to a significant detrimental impact which would warrant a refusal in this case.

In the light of the Development Management Standard it was considered that if the wooden slats were removed along the boundary beyond a depth of 3.5 metres then this would allow light to pass through the glazed roof and limit any impact further. This was discussed with the applicant and prior to retrospective consent being granted the works have been completed and a photograph emailed to show this. A condition is attached to ensure that this space remains to limit the impact of the development.

On balance there is no significant harm to warrant refusal and removal of the structure as completed.

Recommendation

APPROVE

Subject to Conditions:-

1. Notwithstanding the plans hereby approved, the extent of the wooden horizontal slats shall be as shown in the photo attached to the email from Mr and Mrs Thurgar received 19th November 2018 and shall remain as such at all times and shall not be altered in any way without the prior consent from the Local Planning Authority.

Reason: - In the interests of residential amenity and to accord with Policy 15 of the Adur Local Plan.

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

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.

Case Officer: Hannah Barker Date: 3rd December 2018

Authorised by: Peter Barnett Date: 3 December 2018