Development Management - Delegated Officer Report

Application Number: AWDM/1683/21 Recommendation – Approve

Site: 1 Tristram Close, Sompting

Proposal: Proposed two storey side extension with new detached garage (amendment to approved application AWDM/0236/21)

Date of site visit: Not visited, assessed using Google maps

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is the eastern half of a pair of semi-detached houses located on the south side of Tristram Close, within the built up area of Sompting. It has a ridged roof with an east side gable end.

The property is the first house on the south side as you enter Tristram Close from the east, and sits within an L-shaped plot which is wider at the front and contains a grassed area in front of the house to the east.

Currently the property has a flat-roofed side extension which infills the area to the east side of the property up to the boundary, and is located 4.3m along the flank wall. It is 3.3m in width and 3.9m in depth. The property has also been extended to the rear with a 4.7m long and 2.6m wide conservatory.

Permission has been granted for the demolition of the existing east side extension and construction of a two-storey side extension (AWDM/0236/21). The extension will have a front and rear gable design and will project past the building line at the rear (by 1m) and front (by 0.4m). A detached garage and gym was originally proposed for the front/side garden but was removed from the application following advice from the Planning Officer that it would have been too large and prominent.

This application now seeks approval once again for the detached garage and gym (in addition to the previously approved extension). The garage has been reduced in size and moved back from the front boundary. It now sits 2m from the front boundary (previously it was proposed to go right up to the boundary) and measures 8m wide, 6.5m deep and 4.4m high. The previous proposal measured 9.5m wide, 6.5m deep and 5.2m high.

Relevant Planning History

ADC/0246/08 - Two-storey side extension - approved

AWDM/0236/21 - Proposed two storey side extension to east elevation - approved

Consultations

West Sussex County Council: The **Highways** Officer has no objection. The garage has approximate internal dimensions of 4.4m x 6m, which is of suitable size to accommodate one car parking space. The garage can also be considered for the secure parking of cycles. On-site turning may not be achievable, so cars may have to exit the site in a reverse gear. However, this is the existing arrangement which is not anticipated to result in a highway safety concern. In conclusion, the 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 National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal.

Adur and Worthing Councils: **Public Health**: With reference to the above application I have some concerns about the proximity of the gym to the neighbouring property and the potential for noise disturbance. Please could the applicant provide more details about the use of the gym and the type of equipment that will be used?

Representations

Sompting Parish Council: The Council has no objection to this application but would suggest that the applicant consider solar panels, in view of the current Climate situation.

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 (February 2019)
WSCC Guidance on Parking at New Developments (Sept 2020).

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 proposed extension is not set back from the front, contrary to advice in the Council's DM Standard. However, in this case, the attached property has an existing gable projection at the front, as do others in the street, and for this reason it is not considered that the forward projection will be harmful to the street scene.

The site itself is wide as viewed from the road and whilst it is usual to require that a 1m gap is retained at the side of two-storey extensions in this instance

it is felt that the separation between the proposal and its neighbour is sufficient to prevent a cramped appearance or terracing effect. It should also be noted that a similar extension was previously approved in 2008 which also left no gap to the boundary.

The side flank wall does look a little plain with only one window and door at ground floor, however there is a high brick built boundary wall being retained, which would intersect the extension at ground floor level and visually separate the front part of the extension from the rear and create an element of interest.

On balance it is considered acceptable in design terms.

The garage will be a prominent feature, sitting forward of the house, but it will be partly screened by an existing hedge along the frontage. The house on the opposite side of the road also has a double garage in its front garden, albeit less wide and tall and set further back from the road. There is no hedge screen to that property though.

While it will be a large addition to the front, on balance, it is considered that it can be supported. The revisions to its size and siting, the hedge screen and the presence of the garage opposite, will ensure that the garage will not have an unduly harmful impact on the street scene or character of the area.

Residential amenity

The extension is quite large and will present a wide span across the rear boundary of 34A loose Lane to the east at a distance of 12m. This is less than the 14m rear to side distance recommended by the DM Standard. However, the proposal includes a hipped roof at the side which helps to reduce the bulk and it should be noted that a previous scheme was approved in 2008 at the same distance. 34A has its main windows at the front and side with only 2 small first floor rear windows and a ground floor door and window towards the southern end of the property which should still receive light and outlook beyond the line of the proposed extension.

In the absence of any representations from the occupiers of 34A, and taking into account the above, it is considered that there is sufficient separation between the dwellings to prevent the proposal from having an adverse effect on the outlook or amount of light available to the 34A Loose Lane.

The proposed garage will sit in the front garden behind that part of 34A which has no openings at ground or first floor. It should not therefore cause any loss of light, outlook or have an overbearing impact.

The applicant has confirmed that there is no intention to install any resistance machines (e.g. rower, treadmill) or weight benches. The space is described as a meditation room and will primarily be used for yoga and pilates. There should not therefore be any harm from noise.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows side elevation of the extension.
5. No use of the garage shall take place until such time the garage has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.
6. Garage for parking, storage, gym and ancillary use only and no equipment to be installed without prior approval
7. Hedge to be retained

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

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.

Case Officer:	Peter Barnett	Date: 17 November 2021
Authorised by:	Gary Peck	Date: 17 November 2021