Development Management - Delegated Officer Report

Application Number: AWDM/0613/19 Recommendation – APPROVE

Site: 7 Carnforth Road, Sompting

Proposal: Demolition of existing conservatory and existing rear extension and construction of single-storey side and rear extension.

Date of site visit: 13th May 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached bungalow on the corner of Carnforth Road and Burnside Crescent. It has a front gable projection a modest front porch and rear conservatory and dining room extension. The front, side and rear of the bungalow are visible within the street scene due to this being a corner plot of open plan design with a low level wall along the boundary with lawn to the side and frontage. There is a detached garage set back to the side of the bungalow adjacent to the western boundary.

Consent was originally sought to extend the bungalow to the side and rear and also to propose a 1.8 metre close boarded fence enclosing the side lawn. The case officer advised that the enclosure of the lawn could not be supported and it would be detrimental to the open plan character of the property and surrounding built environment. This would be a prominent alien feature which could not be supported here. It was recommended that a hedge could be planted to enclose this garden area and no other boundary treatment could be supported in this case.

In addition it was recommended that the side extension be reduced in width from 5.3 metres wide to 3.8 metres wide to improve its proportion in relation to the existing building and front projection. It was also advised that a gable roof form would be more suitable here to be simplistic in form and relate to the existing building design and surrounding buildings.

Amended plans have been received and are for consideration here. The extensions are the only matter for determination as the proposals for boundary treatment have been removed from the application and the plans show a hedge to be planted inside the existing 300mm brick wall for which consent is not required.

Sompting Parish Council: - Support application

Representations

None received

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)

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 extensions are clearly visible within the street scene, particularly the side extension due to the position of the bungalow and its open plan setting. The side extension as reduced in width and with the gable roof will be a prominent feature. However it is considered that the design and scale are in keeping with the existing bungalow, the gable replicates the existing front projection whilst not detracting from it and space will remain to the boundary so not representing over development. The rear addition at 3 metres in depth is modest in scale and the roof form is designed sympathetically with the main building to limit scale and bulk. Most of this will also be visible within the street scene and this is considered to be acceptable and not to the detriment of the existing bungalow or the surrounding area. Materials to be used will be conditioned to match existing.

Residential amenity

Although the proposals will be visible to many of the adjacent residents the main properties affected are those adjacent and to the rear of the site. No. 9 to the west is directly adjacent to the site. The existing garage is shown to be remaining therefore this will block some of the proposed rear extension from the occupiers of no. 9 adjacent, the roof of the extension will be above this. However due to the spacing between properties and the extension being limited to 3 metres in depth it is not considered that the extension will give rise to any loss of light, privacy or overbearing impact which would warrant a refusal in this case.

To the rear of the site is No. 33 Burnside Crescent, the side elevation of the neighbouring property faces the rear of the site. There are two windows and a door at ground floor level and no other windows; these are small windows and currently they do overlook the rear garden on the application site. The proposed rear extension will face toward these windows with two sets of French doors and windows. Currently the glazed conservatory and dining room face this way in addition to a bedroom window. The extension will bring the building 3 metres closer yet in the light of the existing relationship it is not considered that there would be any

additional overlooking, loss of light or overbearing impact which would warrant a refusal in this case. This is not the main aspect serving the neighbouring property. As amended the proposed extensions can be supported.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows in the east west and south elevation of the extension.

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

1. Proactive – with amendments

Case Officer: Hannah Barker Date: 17th June 2019

Authorised by: Peter Barnett Date: 17 June 2019