Development Management – Delegated Officer Report

Application Number: AWDM/0440/17 Recommendation – APPROVE

Site: 23 Hillrise Avenue, Sompting, Lancing

Proposal: Single storey rear extension to north east elevation.

Date of site visit: 16.05.17

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application relates to a two storey semi-detached dwelling, on the end of a terrace of similar dwellings. It is at the southern end of Hillrise Avenue, north Sompting. There is an existing lean to extension to the rear of the dwelling. Consent is sought to remove this extension and construct a single storey rear extension 3.3 metres in depth, the full width of the property. It is shown on the plans to have a maximum height of 3.4 metres. There is a single garage to the side/rear of the dwelling, the front section of this building is shown to be removed and a smaller building to remain as a store to allow for the proposed extension.

Representations: Sompting Parish Council support the application.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
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 dwelling and is therefore not visible within the street scene. It is modest in scale and subservient to the main dwelling. Materials will be to match existing.

The reduction in footprint of the existing garage will result in a change to the dwelling when viewed from the street yet the appearance will be less so than existing with the

front of the garage building being set back away from the highway more than existing, the up and over door will remain.

Residential Amenity

As the dwelling is on the end of a row of dwellings the main dwelling to be affected is no. 21 Hillrise Avenue, attached. Although it was not possible to gain full access to the rear of the dwelling during the site visit, the submitted plans show a single storey extension to the adjacent dwelling. This can also be seen with the use of Bing Maps satellite images 2017. The proposed extension will exceed the depth of the current extension yet at 3.3 metres it does not extend the depth outlined in the Council's Development Control Standards 3.5 metres which in general terms is considered an acceptable depth adjacent to the boundary with an attached dwelling where no extension exists. Therefore on the light of the existing extension adjacent, shown on the submitted plans as 2.1 metres in depth there would be no adverse impact in this case. It is not considered that the extension at the proposed depth would result in any loss of light or overbearing impact that would warrant a refusal in this case.

Recommendation

APPROVE

1. time limit
2. materials to match
3. Approved Drawings
4. Demolition works to create store shall take place prior to first occupation of the extension

Informative

1. Proactive no amendments

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

Case Officer: Hannah Barker Date: 22nd May 2017

Authorised by: Jo Morin Date: 23.05.2017