Development Management - Delegated Officer Report

Application Number: AWDM/0902/15 Recommendation – Approve

Site: 11-13 Sompting Road, Lancing

Proposal: Conversion of 11 Sompting Road from commercial to 1 bedroom annex accommodation to No.13 including single storey rear extensions and first floor side extension

Date of site visit: 8 July 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi-detached house with a single storey side extension which is in use as a photographic studio. Permission is sought to construct a first floor extension over the studio and a rear ground floor flat-roofed extension to convert the studio into self-contained annex accommodation containing a bedroom, living room, kitchen and bathroom with a separate entrance door at the side. A separate flat-roofed ground floor extension is also proposed at the rear to increase the size of the kitchen for No.13 Sompting Road and a ground floor utility extension measuring 3.5m deep and 2.9m high is proposed on the west side of the house on the boundary with the attached neighbour.

Relevant site history

L/188/99 – First floor side extension - approved

Consultations

West Sussex County Council: The **Highway** Officer has no objection. It is recognised that the commercial property would have had related traffic movements to and from the site, so the proposed conversion to a small dwelling would not be seen as a material increase in traffic movements. If anything it is expected to be less intensive than the business use. Therefore the LHA are satisfied the proposed will not have a severe residual impact on the highway, hence the proposal is not contrary to the National Planning Policy Framework (para 32), and that there are no transport grounds to resist this application.

Adur & Worthing Councils: The **Environmental Health** Officer has no objection. Recommends full contaminated land condition.

The **Engineer** requests that details for disposal of surface water be reserved by condition

Lancing Parish Council: No objections or comments

Representations

None received

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings' National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading of 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.

The loss of the commercial photo studio is not considered to be harmful on this occasion as the property sits within a residential area, attached to a dwelling, and is not considered to be appropriately sited for an alternative commercial use.

Visual amenity

The proposed first floor extension will largely match the design and appearance of the extension approved in 1999. There will be only a marginal setback from the front wall of the existing house but the approved plans showed only a minor setback in 1999. The extension has been designed to match the style of the main house and will include features such as curved rendered soffit and stringcourse of brickwork to match the existing house.

At the rear, the ground floor extension will not be visible from the street and will not harm the character or appearance of the property.

Residential amenity

The applicant has confirmed that the extension is to be used as annex accommodation with an existing doorway between Nos 11 and 13 retained internally at ground floor and a new doorway provided on the first floor.

A number of new openings are proposed in the side elevation at ground and first floor and these will face 9 Sompting Road across a driveway. No. 9 has an entrance door and 4 windows at the side facing the application property but these are all obscure glazed. Consequently, it is not considered that any loss of amenity will occur as a result of this proposal.

The bulk of the first floor extension will affect the roofslope of No.9 and impact on light and outlook will be unaffected for the occupiers of No.9.

The attached property, No.15, will be affected to some extent by the ground floor extension adjacent to the shared boundary. It will project 3.5m from the recessed rear wall at a height of 3m (flat roofed) and will create a 'tunnel' effect for the nearest window at No.15. The affected window has a largely southern outlook and will continue to receive some sunlight. The occupier has not made representations objecting to the proposal. On balance, it is considered that the extension will be acceptable.

Accessibility and parking

The comments of West Sussex Highways are noted. The accommodation to be created is not to be a separate dwelling and the transport and parking implications are not considered to be significant. There is space in front of No.11 and at the rear of the property to accommodate the required number of vehicles and bicycles for a property of this size.

Contamination

The Environmental Health Officer has requested that a full contaminated land condition be imposed. However, the proposed extensions will be over land which has already been developed or has hardstanding put down. It is considered that the precautionary condition will suffice on this occasion.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling etc
3. Use as annex only
4. Precautionary contaminated land
5. Surface water drainage
6. Permission relates to approved plans

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: 28 July 2015

Authorised by: Gary Peck Date: 28 July 2015