Development Control – Delegated Officer Report

Application Number: AWDM/1786/15 Recommendation – APPROVE

Site: 45 Silverdale Drive, Sompting, West Sussex BN15 9RZ

Proposal: Two storey side extension to north elevation to replace existing garage and single storey rear extension to west elevation.

Date of site visit: 18.01.16

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is located on the west side of Silverdale Drive and comprises a semi-detached two storey residential dwelling. The area is predominantly residential in nature and there is a similarity of dwelling styles within the road. Most of the properties have flat roof garages. The application site and the area close to it are two storey dwellings, farther along the road this dwelling type changes to bungalows.

The flat roof garage to the application site sits forward of the dwelling, as does the neighbouring property no. 47. The garage of no. 47 is also forward of the garage to no. 45, and is approx. 1m higher, and has a false pitch over the garage and across the front of the dwelling. The garage to no. 47 also sits behind the rear elevation of no. 47, and no. 47 has a decking area behind their property screened from view by its garage rear extension, no. 47 also has a shed behind its garage, which is located close to the boundary with no. 45

The application site has constructed a brick and glazed front porch to the front of the dwelling with a hipped roof over. To the side of the dwelling a single storey extension has been constructed and to the rear, a glazed conservatory is in place up to the boundary with the neighbouring property no. 43.

The rear garden is mainly laid to lawn with some column Cuppressus type trees planted around the edges. Fencing is erected around all 3 sides to approx. 1.5m in height, and there is a timber shed within the rear corner of the garden.

No. 43 has a rear, flat roof, single storey extension with the brick side wall up to the boundary of the application site.

The proposal seeks to demolish the existing garage, side extension and rear conservatory, and erect a wraparound extension to the rear and side of the dwelling. The side extension will be two storey and the rear extension single

storey. The single storey element will run to the back of the proposed two storey section.

The two storey extension will measure some 2.4m wide x 7.3m long and an apex height of approx. 7.6m, which will be to the ridge of the existing dwelling. The single storey extension will measure some 3.5m deep x 8.2m wide x 3.3m high

Consultations:

Sompting Parish Council: No objection subject to safeguarding the front visual effect and this is in keeping with other properties in that section of the road.

Representations: None.

Relevant Planning Policies

Adopted 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 (CLG 2012).

Planning Assessment

Principle

There is no objection in principle to the proposed development which involves a two storey side extension and a single storey rear extension to the existing dwelling house, subject to the visual amenities of the locality and residential amenities of the neighbouring residential properties.

Visual amenity

The side two storey extension will be approx. 1m from the boundary with no. 47, and the rear extension will leave a very small gap of some 100mm between it and the neighbouring extension at no. 43.

Unlike the neighbouring property, the proposed rear extension will have a mono pitch roof with 2no. rooflights within it. The top of the roof will be positioned just below the sill of the larger window. The mono pitch roof will continue across the whole width of the new single storey rear extension.

The design of the proposed extension conforms with the original dwelling, and thereby the character of the locality will be maintained.

Residential amenity

The rear extension will be in line with the neighbouring property's rear extension (no. 43), and the new two storey extension will sit behind the frontage of no. 47 by some 5m.

The size and position of the extension, whilst containing a two storey element to the south of the neighbour is not considered to result in any undue harm onto the neighbouring property as the two storey extension will align with the existing built form of the dwelling to its front, rear and ridge, thereby even though the distance remaining between the proposal and the neighbouring property will be reduced, the likely shadowing that will result from the extension onto no. 47 are not considered to be materially greater than that which currently exists from the existing dwelling onto no. 47.

No. 47 has a first floor window, which appears to be a landing window within it, which will not be compromised by the new two storey extension, as it seems to be positioned forward of the frontage of no. 45.

A site inspection to the neighbouring property to the north has revealed that the occupier raises no objections to the proposed two storey extension, and was of the view that it offered some privacy to their own home.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 Year Time Limit
2. Approved plans
3. Materials to match existing
4. Ground floor window north elevation to be obscure glazed.
5. No windows on the first floor north elevation

Informative

1. Proactive Statement – No Amendments

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

Case Officer: Eve Hearsey Date: 05.02.2016

Authorised by: Jo Morin Date: 10.02.2016