Development Control – Delegated Officer Report

Application Number: AWDM/0629/17 Recommendation – APPROVE

Site: 1 Derwent Close, Sompting, BN15 9TW

Proposal: Single storey rear extension.

Date of site visit: 11.05.2017

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application site relates to a semi-detached bungalow positioned on the south east side of Derwent Close and adjacent to Burnside Crescent. The rear garden of the property is angled away from the dwelling to the west and backs onto the railway line.

The bungalow has a rear flat roof dormer constructed under permitted development, and it has raised decking directly behind its rear elevation.

Proposal

Permission is sought for a single storey rear extension measuring some 3m deep x 6.4m wide at the join to the dwelling with the outside width being 5.4m. The extension will not be a true rectangle, owing to the angle of the rear garden. The height of the extension is shown as being some 2.8m. The roof will be flat with a series of 3no raised roof lights across it.

The extension is shown to be approx. 300mm from the boundary at the nearest point to the bungalow, and due to the angle of the boundary, that distance will increase to approx. 1.3m at the outside edge of the extension.

Consultations: None

Representations: Sompting Parish Council: Support

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Submission Adur Local Plan 2016: Policy 15
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 single storey extension will be located to the rear of the bungalow, and has been tailored to deal with the particular angle of the side boundaries within the rear, namely it is not a true rectangle and will have the outside edge of the extension angled away from the side boundary. This thereby means that the extension will be positioned at acceptable distances from both side boundaries.

There will be no windows within the side elevation facing onto no. 2 Derwent Close, and a condition prevent future windows within this elevation would be prudent.

The rear glazed doors will face towards the side boundary with no. 20 Burnside Crescent, but it is considered it will be a similar situation than what is currently existing on the rear elevation, namely glazed doors and a window.

The extension is located wholly at the rear and would have no impact on the street-scene.

Residential Amenity

It is considered that the extension may only have any effect on the immediate side neighbours only.

The neighbour at 20 Burnside Crescent, is angled away from the application site and there is a brick structure on the boundary which would largely screen the view of the extension.

No. 2 Derwent Close would be the most directly affected by the proposal, but because of the angled garden, and more specifically, because of the fence line which runs across and in front of the rear windows of the property, it is considered that the proposed rear extension would be partially screened from view. Further, the extension as proposed would be positioned slightly away from the fencing, thereby its presence would be partially diminished.

Recommendation

APPROVE subject to conditions

1. Approved plans
2. Standard time limit
3. Materials to match
4. No windows on side elevation facing no. 2 Derwent Close

Informative

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 06.06.2017

Authorised by: Jo Morin Date: 07.06.2017