# Development Control – Delegated Officer Report

**Application Number: AWDM/0491/13 Recommendation – Approve**

**Site: 22 Howard Road, Sompting, Lancing, West Sussex**

**Proposal: Single storey extension to side and rear with new false pitched roof to incorporate existing side extension. New raised terrace serving extension.**

**Date of site visit:** 5th June 2013

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Proposal, Site and Surroundings**

The application site is a semi detached bungalow within the built up area of north Sompting. It is a generous, corner plot with Howard Road to the north and Hillside Road to the west. There is garden area is to the front side and rear of the bungalow with the driveway to the south of the garden accessed from Hillside Road. There is an existing single storey flat roof extension attached to the western side of the bungalow which also extends to the rear. There is an existing lean-to greenhouse extension to the rear.

Ground levels drop considerably at the site from north to south with the ground level of the rear garden being lower than the front of the site and the rear of the bungalow being built up. The existing back door in the extension is at a lower level with internal steps leading to the garden.

The existing side extension is to remain with the rear section (containing the internal steps) removed. The lean-to greenhouse is also to be removed. Permission is sought to add a rear extension to the bungalow leading from the existing side extension and wrapping around to the rear of the bungalow. The main part of the extension will extend by 4.2 metres to the rear and will be 5.4 metres wide. This will provide a living room extension. Adjacent to this is a smaller projection 2.3 metres wide and 1.8 metres in depth which will provide an extended bathroom. The proposed extension will have a half hipped roof with a matching roof to continue along the existing side extension. Due to the change in levels the extension will be built up to a maximum height of 4.7 metres with the side extension with half hipped roof being a minimum of 4.2 metres in height.

Due to the change in levels and the removal of the internal steps the proposed extension will lead onto an external terrace to the western side with steps leading down to the garden. The terrace is shown as 1.1 metres deep with 5 steps down to the garden.

**Representations:** 2 email objections have been received from the owner/occupiers of no. 20 Howard Road: -

- Height and proximity to neighbouring house.
- Impacts on garden and living space and would remove evening sunlight.
- Due to the change in levels and steep slope the projected height would become very exaggerated.
- The extension should be carried out at ground level stepping down into the extension, this would be more inkeeping with the surrounding houses allowing all the surrounding neighbours to retain their outlook and privacy.
- The outlook from dining room will be compromised. An extension of that scale will cut out light to that room.
- Loss of view.
- Loss of light to garden and patio.
- The false roof serves no purpose other than increasing the height of the building.
- A structure the other side blocks light to the east this extension will block light to the west.
- Extension will be overbearing.
- The large picture window in the rear wall of the proposed extension will over look garden.
- The size of the extension does not fit in with the surrounding properties.

**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***

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.

***Visual amenity***

Due to the site being on the corner, the change in levels and the position of the extension the proposal will be clearly visible within the street scene. As existing, the front, rear and side of the bungalow are prominent within the street scene. The existing flat roof extension is not an attractive feature and does not relate sympathetically to the existing dwelling. The proposed half hipped roof will improve the appearance of this extension. It will become more integrated with the existing bungalow and the proposed rear/side extension.

The extension has been positioned away from the boundary of the attached bungalow and placed to the side and rear of the western part of the bungalow. This is to limit any adverse impact on the residential amenities of the occupiers of the adjacent dwelling. This does however make the extension more prominent within the street scene yet it does allow it to be integrated with the existing side extension.

No. 24 Howard Road to the west of the site, the other side of Hillside Road has been developed with a loft conversion including dormers, raising of the ridge, side gable and single storey rear extension. This development is highly prominent when viewed from the south of the site. It is considered that the extensions at the application site with half hipped roof and integrated design will not result in a detrimental impact on the street scene or character and appearance of the surrounding built environment. They will appear more sympathetic and in keeping than the development at no. 24.

***Residential amenity***

Objections have been received from the owner/occupiers of the attached bungalow to the east, no. 20 Howard Road. The concerns, amongst other things, are the overbearing impact of the extension due to its height, depth and proximity to the boundary. Also the positioning and height of the extension to west which, it is argued, will impact on the evening light and sun received to the rear garden. The extension is set in from the boundary by 3 metres, and this element is 1.8 metres in depth only, the main part of the extension at 4.2 metres in depth is set in from the boundary by 5 metres. The main concern and consideration is the impact on the rear garden at no. 20 Howard Road. Due to the distance from the boundary there will be no significant adverse impact with regards to the internal living space although it is acknowledged that distance views to the west will be obstructed this is not a planning consideration.

The neighbours argue that the sunlight to the west received in the rear garden will be compromised by the height of the extension which is compounded by the proposed half hipped roof which increases the height of the extension. The rear part of the garden at no. 20 is a much lower level and therefore the impact is more so to this space.

Amendments have been sought from the applicant to request that the 1.8 metre extension is reduced to 1 metre in depth and the half hipped roof of this part of the extension is replaced with a flat roof. This was to attempt to come some way towards alleviating the concerns of the neighbour whilst not compromising the overall proposal. The applicant however was unwilling to amend the proposal and argued that these changes would not result in any improvements for the neighbour and would compromise the design of the proposal. After visiting no. 20 Howard Road and viewing the site from the adjacent garden it was apparent that this amendment would have resulted in little difference to the occupiers of no. 20. After full consideration, it is acknowledged that there will be some loss of evening sunlight to the rear garden of no. 20. However on balance the proposed extension as submitted would not result in any significant loss of light or overbearing impact to the occupiers of the bungalow to the east that would warrant a refusal in this case. It is acknowledged that views and outlook to the west will be obstructed due to the proposed extension however not to an unacceptable degree that would justify a refusal.

**Recommendation**

**APPROVE** for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7)

**Subject to Conditions:-**

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. Approved plans
4. No windows of other openings shall be formed in the eastern elevation of the extension without prior written consent from the Local Planning Authority.

**Informatives**

1. Precautionary land contamination

If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.

2. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

**Is recommendation contrary to letter(s) of representation? Y**

Case Officer: Hannah Barker Date: 25th June 2013

Authorised by: Jo Morin Date: 25.06.2013