Development Management – Delegated Officer Report

Application Number: AWDM/1054/17 Recommendation – APPROVE

Site: 75 Halewick Lane, Sompting, Lancing

Proposal: Single storey side and rear extension to replace existing.

Date of site visit: 29.08.17

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposals

The application site is a semi-detached brick and tile dwelling within a street of similar style properties. There is an existing front boundary wall with off street parking, there is a flat roof, single storey side addition. Many of the neighbouring dwellings are of matching design and appearance and some have side additions, many of flat roof design of varying scale and heights.

Consent is sought for a single storey side and rear addition. The side extension is to be removed and a single storey addition with cat slide style roof of brick and tile construction is proposed. This would be almost the full depth of the existing house with slight set back at the front.

Also proposed is a flat roof rear addition. This is of a more contemporary design with use of modern materials and finishes. White render and hard wood timber cladding is proposed here with grey aluminium windows. A wild flower green roof is also proposed. The single storey rear addition was originally show as being the full width of the dwelling also extending behind the proposed side extension, 9.6 metres in total. Due to officer advice that the extension was high and in close proximity to the boundary with the attached dwelling amended plans have been received which show a set in from the boundary of 1.2 metres reducing the width of the extension to 8.4 metres. The extension is 3.21 metres high and 3.5 metres in depth.

Sompting Parish Council: - Comments in support of planning application.

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
Adur Submission Local Plan Policy 15 (2016)
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

A similar proposal was considered at pre-application stage. Advice was given that consideration should be given to this development as two separate elements. The side addition which is visible within the street scene should be of more traditional design, respecting the character, scale, appearance and use of materials of the main dwelling. The use of contemporary design and use of materials was therefore not considered appropriate here. The side extension as submitted shows a cat slide roof, respecting the design of the existing building, the set-back allows for a subservient appearance. The principle of a side extension is acceptable here in the light of the other side extensions of varying scale which have been added over time. This example would be of more high quality design and finish than the flat roof addition that exists. Materials are to match existing, including the window frame which is considered to be of which finish to match the front elevation.

The rear extension is not visible within the street scene. It is therefore considered that there is scope for the applicants to produce a contemporary addition with the use of render, timber cladding and grey aluminium windows which would not match that of the existing building. Yet this would produce an extension of architectural and design interests to the appeal and choice of the applicant whilst not to the detriment of the wider visual amenities of the locality. It is acknowledged that the height of the rear extension is high in relation to the host dwelling yet it does not extend beyond the height of the side extension therefore not visible within the street scene.

Residential Amenity

The two dwellings either side of the application site will be impacted by the proposed additions. No. 77 to the north and no, 73, attached to the south. The attached dwelling to the south is on lower ground level. There is a boundary fence between the properties. There are no rear additions at no. 73. Although the rear addition is limited to 3.5 metres in depth, which complies with the Council's Development Control Standard for such extensions it is considered that due to the flat roof design and what would be considered to be a high, solid wall adjacent to the boundary it was considered that by moving in the extension further from the boundary that the development would be less un neighbourly and overbearing in this case. Amended plans have been received which show the extension being set in by 1.3 metres. This spacing and depth of the extension limited to 3.5 metres would result in an acceptable relationship in this case.

To the north The neighbouring dwelling has a flat roof rear extension. There is a side blank elevation onto the application side. The original part of the neighbouring building has some secondary windows on the side elevation facing onto the site. These windows are already affected to some extent by the existing side addition at the application site. There will be no significant increased loss of light or overbearing

impact as a result of the proposed extensions in this case. A condition is attached to ensure that no additional openings are formed in the north or south elevations of the proposed extensions.

Recommendation

APPROVE

1. standard time limit
2. approved plans
3. no openings on side elevations of side or rear extensions.
4. materials to match except details shown on approved plans rear extension only not to match.
5. Window in front elevation to match (including brick-on-edge head and cill)

Informative

1. proactive with amendments

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

Case Officer: Hannah Barker Date: 11th September 2017

Authorised by: Jo Morin Date: 11.09.2017