Expiry Date - 12/01/2015

Development Control – Delegated Officer Report

Application Number: AWDM/1568/14 Recommendation – Approve

Site: 35 Silverdale Drive Sompting Lancing West Sussex

Proposal: Demolition of existing single storey garage. Construction of two storey side extension incorporating new garage. New single storey rear extension and front porch.

Site visit: 24.11.14

Site and surrounds

The application property is a semi-detached two storeys 70s house in a pleasant, open planned and spacious residential suburban estate in Lancing.

The house marks the southern end point of a group of similar houses on the same building line, typified by pitched roofs and gabled ends, open canopy porches, open front gardens, single detached monopitched garages located at the side and tiled first storeys with brick elsewhere. Neither the application house, nor its paired semi neighbour have been previously extended. The boundary with this neighbour (37) comprises a 1.5 ms tall timber fence. The rear garden is long and a conifer screen has been planted half way down its length.

Immediately to the south the character changes to one of suburban chalet bungalows and bungalows also typified by open frontages, generous verges, pitched roofs with gable ends and box dormers.

The bungalow to the south of the application property (no 33) is a detached bungalow set on a similar building line with front gable projection and facing gable ends. However it is significantly deeper with its mid point just short of the rear wall of No 35. The facing elevation contains 3 ground floor windows towards the back of the side elevation. It is set off the common boundary by 1.5 ms. The common boundary itself is marked by the detached garage of No 35. and behind that in the rear garden, a 1.8 ms tall timber fence.

To the rear of the application property are the long rear gardens of houses in Ambleside Road.

At least one of the nearby houses in the street have added a two storey side extensions, incorporating the garage.

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Proposal

The scheme involves demolishing the existing garage and replacing it with a two storey extension, the depth of the house (7.5 Ms), and topped by a pitched roof to integrate with the existing. It is 2.5 ms wide and set off the boundary with its southern neighbour by 850mms. The extension comprises a replacement garage at the front and shower room at the rear on the ground floor and two bedrooms at first floor. There are no windows in the roof or side.

In addition, a single storey rear extension, across much of the width of the existing house and 2 ms deep (set off by over 3ms from the boundary with No 33 and 100mms of the boundary with No 37 the paired semi) is proposed. This is flat roofed but served by steps at the rear due to the topography and just under 3 ms tall. The windows face to the rear.

Also proposed is a enclosed font porch by the front door. This is 1.69 ms wide and 1.2 ms deep and is flat roofed. It features front and side windows.

Relevant Planning History

None

Consultations

None

Representations

Sompting Parish Council supports the application.

Planning Policy Framework

Relevant Planning Policies and Guidance

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 enlarges and upgrades a modestly sized house, with only marginal loss of garden (greenfield land) in the urban area in a sustainable location.

Visual amenity

The form and scale of two storey side extension harmonizes with the form of the existing pair of semis.

It does alter the balance of the semis but not unacceptably given the width of the plot and the precedent elsewhere in the street.

A modest set back from the bungalow neighbour is retained to avoid a terracing effect or overpowering impact on the more diminutive neighbour.

The extension serves to underline the transition from two storey houses to the bungalows.

The articulation of the extension as a third module creates a satisfactory composition.

The rear extension is not visible from the street and its scale and form harmonize well with the house.

The porch is a prominent addition but still modestly sized and its form is sympathetic to the 1970s aesthetic of the estate, assisted by its fenestration which avoid the appearance of a heavy addition. There are several precedents for such enclosed porches elsewhere in the street.

Impact on neighbouring amenity and living conditions

The two storey side extension does not oversail the bungalow at No 33 and stands to the north of this bungalow. It also retains a separation distance of around 2 ms and replaces an existing single storey garage. There are no facing windows either in the extension and the windows in the flank of No 33 are set towards the back of the property. No objections have been received from No 33. Though some impact on the facing flank ground floor windows of the bungalow would be felt, in these circumstances no unacceptable impacts on light, privacy or outlook would occur.

The single storey rear extension is relatively shallow if slightly tall. There are no side windows and a generous set back from the bungalow is retained and good boundary screening exists. Whilst the set back from the paired house is narrow and the extension does stand to the south of this neighbour, the impact is still acceptable given that this is or very close to Permitted Development if otherwise built, compliance with SPG and the absence of any neighbour objections.

The porch is remote from any neighbour and impacts are negligible.

The retention of a garage in a similar position to the existing means impacts from the garage are unchanged.

The reinstatement of a boundary wall with No 33 to replace the demolished garage wall is desirable to safeguard this neighbour's amenity .

None of the extensions materially impact on any other neighbours due to separation distances; existing inter-visibility unaffected and design and scale.

Adequate garden space is retained.

Access and parking

The garage is replaced but to a smaller size, and is substandard compared to West Sussex County Council guidelines (6 ms x 3ms). However, there is adequate open parking in the drive and the garage no doubt serves other purposes than accommodating cars.

Recommendation

APPROVE Subject to Conditions**:-**

1. Standard 3 year time limit
2. Materials to match existing dwelling etc
3. No windows or other openings in the south elevation of the two storey side or south or north single storey rear extension.
4. Permission relates to approved plans:

Drawing No:	0814/01- deposited.17.11.14
Drawing No:	0814/02- deposited.17.11.14
Drawing No:	0814/03-A- deposited.17.11.14
Drawing No:	0814/04-A- deposited.17.11.14
Drawing No:	0814/05 deposited.17.11.14

5. Notwithstanding the submitted drawings, the approved development shall not be occupied unless and until the reinstatement of a boundary wall with No 33 to replace that currently provided by the to-be-demolished garage wall to a height to align with, and in a material and bond to match, the retained existing boundary walls either side has been completed.

Is recommendation contrary to any representations? N

Case Officer signed: P. Devonport Date: 29.12.14

Authorised and signed by: Jo Morin Date: 06.01.2015