# Development Management - Delegated Officer Report

**Application Number: AWDM/0516/18 Recommendation – APPROVE**

**Site: 5 St Pauls Avenue, Sompting, West Sussex**

**Proposal: Demolition of existing garage and construction of part pitch roofed/part flat roofed side extension.**

**Date of site visit: 14th May 2018**

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Proposal, Site and Surroundings**

The application site is a wide fronted gabled roof bungalow with garage to the side and out building to the rear. There is a rear gable projection with a flat roof extension to the rear. There is off street parking to the front of the bungalow and a large rear garden. There is open green space to the south and west of the bungalow.

Consent is sought to remove the existing garage building and build a single storey side extension on the same footprint. The main part of the extension is to be a continuation of the main bungalow with an extension to the gable to the side with match design and ridge height. There is a flat roof section proposed to the rear continuing from the existing flat roof addition. The extension is to provide two bedrooms and ensuites.

**Adur and Worthing Councils: EHO – Housing –** The bedrooms contained in the proposed development can only be accessed via the living room or kitchen and so they are inner rooms. Although the glazing appears to indicate doors to the outside, this configuration will not provide acceptable or secure forms of ventilation. I would therefore object to the development in its current format as it could create actionable hazards under the Housing Act 2004.

The risk could be mitigated by creating windows in the bedrooms that meet the requirements for fire escape windows.

**Contaminated Land: -** The full contaminated land condition is recommended.

**Sompting Parish Council: -** In support of the application

**Representations**

None received

**Relevant Planning Policies**

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (March 2012)

## Planning Assessment

### Principle

The proposal comprises upgrading 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

The extension is to replace an existing deep structure which runs adjacent to the side boundary of the site. This structure is clearly visible within the street scene due to the open land to the side of the site. The replacement extension will be higher with a gabled roof proposed to continue the existing roof line to the side, to the rear a flat roof is proposed. It would be normal practise here to request that the extension be set back and the ridge height reduced slightly to allow for the extension to appear subservient to the main dwelling in line with Development Management Standards. However it is considered in this case that the existing simplistic form of the building should be respected. By continuing the ridge and front wall of the building to the side it allows for an addition which is in keeping with existing. The design changes in this case would be considered to have been unnecessarily competing with the simple form and design of the building. The building has a wide frontage and as the extension is replacing the side garage the additional scale is not considered to be overly dominant here. Materials will match existing.

### Residential amenity

The extension will be visible from dwellings opposite the site on the other side of the road facing south. The extension is adjacent to open land to the side, there is no neighbouring dwelling which will be directly affected here. There will be no loss of light or overbearing impact. The additional bulk and scale of the building would not impact any dwellings from the other side of the street. There will be no greater level of overlooking than currently exists, with an additional front window proposed.

A condition has been attached to ensure that no additional windows be installed to the western side of the extension. There are two ensuite windows proposed, these are conditioned to be obscurely glazed and fitted with top opening fan lights. This condition was considered necessary in terms of visual amenity as well as residential amenity. The side elevation will appear neater without the addition of further openings and also windows and openings adjacent to the open space to the side should be limited to protect the amenities of the current and future occupiers of the application site.

### Other Matters

Following comments from the Housing Officer in Environmental Health amended plans have been received showing fire escapes to be installed. Although not a planning consideration these changes are welcomed.

The Council's Contaminated Land Officer has advised that the Full Contaminated Land condition should be attached to this consent. Taking into account the scale of the proposed development and it being a householder application, replacing an existing garage, an informative is considered appropriate here and is attached below.

**Recommendation**

**APPROVE**

**Subject to Conditions:-**

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional openings in the west side of the extension the windows hereby approved shall be fitted with obscure glazing and shall be non openable except for a top opening fanlight.

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

1. Proactive with amendments
2. Contaminated land informative

Case Officer: Hannah Barker Date: 14th May 2018

Authorised by: Peter Barnett Date: 14 May 2018