Development Management – Delegated Officer Report

Application Number: AWDM/1442/17 Recommendation – APPROVE

Site: 31 Blacksmiths Crescent, Sompting, BN15 0BY

Proposal: Single storey side extension

Date of site visit: 11.10.17

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application relates to a two storey end of terrace Sussex hipped property situated on a corner plot. The dwelling has a two storey side extension constructed in 1998. Blacksmiths Crescent runs across the front (north) of the dwelling and White Styles Road running to the side (west). Currently the garden contains a shed in the south west corner of the garden. The garden is quite short, measuring only on average approx. 7.5m from the rear of the house to the back fence.

Blacksmiths Crescent comprises predominantly two storey terraces and semi-detached dwellings, and some of them have been extended.

On the opposite side of the road to the west lies Sompting Recreation Ground.

Permission is sought to erect a single storey side extension between the house and White Styles Road. It would be stepped back from the front elevation but level with the rear elevation, and will have a Sussex hipped roof to match the existing dwelling. The extension will measure 3.4m wide x 6m deep and approx. 4.2m high to the ridge. The application forms indicate that the materials will match the existing house.

Relevant History

S/2/98/TP/17240 Two storey side extension **Approved 23.02.1998**

Consultations: None

Representations: Sompting Parish Council: *"Customer made comments in support of the planning application."*

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Submission Adur Local Plan as modified in accordance with the Inspectors recommendations : Policy 15

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 and how the proposal affects the character and appearance of the area.

Visual Amenity and Impact upon Character and Appearance of the Area

The proposed extension will be sited to the side of the dwelling attaching to the earlier two storey side extension, and the front north west corner of it would be approx. 2.5m from the angled side boundary, the rear corner will be approx. 4.7m from the side fence.

The plans show that the existing shed will be removed. This will therefore allow a rear garden measuring approx. 18m x 7.5 (average depth).

The proposed extension is shown to be a garage and to access the garage it may be necessary to remove more of the grass verge to the front in order to provide a widened vehicular access. The applicant will have to contact WSCC Highways in order to undertake this work.

The 'line' of the dwellings as viewed from White Styles Road are staggered and not uniform, which means that the addition of the side extension, which will be clearly viewed from this road, will not interrupt the building pattern. The application has been amended to reduce the width of the extension which has a beneficial impact on the street scene.

Residential Amenity

The neighbouring property that could be affected by the proposal would be no. 15 White Styles Road, to the south of the site. The garage extension would be some 9m distant, which is considered to be far enough away so as not to result in a material loss of residential amenity to that property.

Other properties are not directly neighbouring and in any case would be further away than no. 15 White Styles Road, therefore, they will not be compromised by the proposal.

Recommendation

APPROVE

1. Approved plans
2. Standard time limit
3. Materials to match existing
4. No windows in side or rear

Informative

1. Approved without amendment
2. Highway works

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

Case Officer: Eve Hearsey Date: 22.11.2017

Authorised by: Peter Barnett Date: 23 November 2017