Expiry Date - 17/11/2023

Development Control – Delegated Officer Report

Application Number: AWDM/1244/23 Recommendation – APPROVE

Site: 10 Edwin Close Sompting West Sussex BN15 9UU

Proposal: Single storey side extension

Date of site visit: 18/10/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The property is a semi-detached chalet style bungalow on the north side of Edwin Close in Sompting. There is a detached garage structure positioned next to the side boundary with No.11. The property has undergone a number of alterations. Some of these have been completed under permitted development, these include a single storey rear extension, a large box dormer to the rear. Other alterations have been completed via the application process, relating to a pair of front dormers and roof light.

Within the direct locality the surrounding area comprises predominantly bungalows in either semi detached or detached form.

Properties nearby have undergone a number of alterations including single storey rear and side extensions.

Proposal

This application relates to the installation of a single storey side extension. The side extension will remove the existing garage to the rear of the property and incorporate a new garage with a small room to the rear. The rear aspect of the proposal will connect to the side of the living room which forms part of the rear extension completed via the permitted development rights of the property.

Relevant Planning History

AWDM/1993/22 – Front dormers and rooflight. (The front porch; rear extension; and rear dormer shown on the submitted plans are not included in this application as they are to be constructed as permitted development). Application Approved 16/03/2023.

Consultations

WSCC Highways –
The proposal seeks to create a single storey side extension to the existing property at 10 Edwin Close. Edwin Close is a D class residential cul-de-sac

subject to 30mph speed restrictions, due to the nature of the road however it is not anticipated that vehicles will be travelling at this speed.

The proposed side extension affects the rear of the property and the side aspect where currently there is access to a garage in the rear garden. The plans demonstrate that the existing garage will be removed and replaced with a garage to the side of the dwelling. The existing garage is substandard in dimension and does not reach current standards for a garage to be considered a viable parking space at 3m x6m. The proposed garage also will be substandard as there is insufficient space to the side of the dwelling to accommodate the required dimensions. On this basis the garage provision does not count towards the overall parking provision serving the property as would be the current arrangement.

Sufficient space exists within the driveway to accommodate 1 possibly 2 vehicles, cycle parking can be accommodated for within the proposed garage. Alternatives to the use of a car are available in the form of busses which serve Western Road. Local shops are a short walk from the site which also alleviates the reliance on a car for transportation in this location.

The WSCC parking demand calculator outlines that 3 parking spaces would be sufficient to serve a dwelling of this size. It is not anticipated that the proposal would materially change this arrangement.

The LHA does not consider that the proposal would have a ‘severe’ impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (para 111), and there are no known transport grounds to resist the proposal.

Representations
None

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 (HCLG 2023)
WSCC Guidance on Parking at New Developments (Sept 2020).

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 appearance of the extension to the side of the property is not considered to have a significant impact on the street scene. This is due to the extension being single storey and to host a garage door, and due to its significant set back from the front of the property. Other than this there will be no further impact on the street scene. This alteration is not considered to alter the appearance from that of the existing garage other than it moving closer to the front boundary.

As such the proposed extension is considered to be acceptable in terms of impact from the street scene.

Residential amenity

The property that will experience the greatest impact from the proposed development is that of the property to the east (No. 11 Edwin Close). This property currently has sheds on the side boundary between that property and the proposed extension.

The only proposed window within the proposed development is located to the rear of the garage within the room off the living room. There is not considered to be any overlooking from the window due to the single storey nature and location providing views of the applicant's rear garden only.

In order to facilitate the extension the existing garage is proposed to be demolished. This will result in the loss of a structure for approximately 6m to the side of the amenity space to the side of No.11's boundary. This is considered to reduce the overall impact of the proposal on the neighbouring property.

The main impact of the proposal would occur to the window on the side elevation of the neighbouring property. The neighbour currently has sheds outside these windows. With these in place the extension would not result in an unacceptable loss of light to these windows.

As such the moving of the garage away from the amenity space of the neighbouring property and replaced with an extension further forward is considered to improve the amenity of the neighbouring property, with the impact on the windows being mitigated by the neighbouring properties own sheds the extension is not considered to overshadow or overbear the neighbour. Therefore the application is not considered to result in an oppressive development and is one that would be in keeping with the property.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans

2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the east elevation of the extension.

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

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.

Case Officer:	Finlay Gardner	Date: 15/11/2023
Authorised by:	Peter Barnett	Date: 15 November 2023