Development Control – Delegated Officer Report

Application Number: AWDM/1680/19 Recommendation – APPROVE

Site: 2 St Marys Close, Sompting, BN15 0AF

Proposal: Single storey rear extension to south elevation.

Date of site visit: 15.11.2019

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The property is a two storey detached dwelling with an attached garage. The frontage appears to be open plan. The rear garden wall abuts the street to the south, West Street. The outhouse of the neighbouring property no. 1 is partially within the rear garden of the application site.

The designs of the houses within the Close are a pastiche of mock Tudor cottages, and there is no set uniformity of their positioning on the plots.

No's 3 and 4 have rear conservatory extensions; no. 3's being fairly large for the plot size.

Proposal

The proposal seeks permission to construct a single storey pitched roof rear extension that covers the full width of the dwelling, and measures approx. 6.5m wide x 3.8m deep x 3.6m high

Relevant Planning History*:* None

Representations: None received

Consultation Responses: Sompting Parish Council: No objection

Relevant Planning Policies

Adur Local Plan: Policies 1, 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

The proposal is acceptable in principle, subject to its effect on the visual and residential amenity of the neighbouring properties and the character of the street scene in general.

Visual Amenity

The rear extension will be visible from the road to the rear of the dwelling, namely West Street. However, others within the stretch of road backing onto West Street, have had rear extensions which are visible from the street, and it is not considered that they have had a demonstrable negative effect onto the character of the street.

The proposed extension will be constructed in face brick to match the existing house, and the roof will be tiled in similar tiles and colour to the existing house. This factor will make the structure assimilate better to its environment, and thereby will not look out of keeping, particularly when viewed from the street to the rear.

The extension will be in line with the side garage and thereby, the majority of the rear garden will be retained.

The roof will be higher than the existing roof of the side garage, but because the tiles will be similar to the garage tiles, it again should not look out of keeping with the existing visual amenities of the site.

Residential Amenity

The properties that could be affected by the proposed extension, are the direct neighbours no.'s 1 and 3 St Marys Close.

No. 1 (to the west), sides onto the rear garden of the application site, and thereby will have limited views of the proposal, and further because of the garages that are positioned close (or over) the neighbouring boundary, it is not considered that the proposal has any material affect onto the neighbouring property to the west.

No. 3 to the east has its own large rear extension, and the boundary fence comes close to the eaves of the rear extension. It is considered that in view of the fact that the neighbouring extension does not readily gain an outlook onto the proposed extension, it too will not be materially affected by the proposal.

Recommendation APPROVE, subject to the following conditions

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

Informative(s)

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 03.12.2019

Authorised by: Peter Barnett Date: 4 December 2019