Expiry Date : 30th March 2022

Development Management – Delegated Officer Report

Application Number: AWDM/0152/22 **Recommendation – APPROVE**

Site: 19 Thirlmere Crescent Sompting, West Sussex

Proposal: Single storey side and rear extensions with timber louvre canopy to rear elevation, rooflights and fenestration alterations

Date of site visit: 14th February 2022

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

- **Property Type:** This is a semi detached chalet bungalow
- **Character:** residential
- **Site Levels**: flat

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

The application proposes:

- The existing garage and shed occupying the shared boundary with number 17 will be removed, as well as the rear conservatory
- The side extensions would consist of a store linked to dual office, shower room, and second bedroom.
- This would be set back from the principal elevation the width of 3 m.
- It would extend the full depth of the existing dwelling at approx. 13 m.
- The office and store at a depth of 5 m
- The shower room and bedroom staggered at a further 8 m.
- Rooflights proposed for the roof serving the side extension
- The rear extension would allow for the removal of a subservient conservatory and add a full width 4m deep addition
- The timber louvre canopy would be to a approx. height of 4.7m
- The rear addition will allow for an open plan living and kitchen space.
- The materials to be used with match the existing dwelling
- a further four large rooflights shall serve the pitch roof of the rear extension.

Relevant Planning History:

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None relevant

Consultations:

West Sussex County Council: The **Highways** Officer has no objection. The proposal will result in one additional bedroom for the existing dwelling and the loss of the existing garage parking space and one external parking space. The proposed addition of one bedroom is not anticipated to result in an intensification of use of the site access. An inspection of local mapping and the proposed plans indicates that there will be sufficient space on site for at least 3 vehicles to park. The loss of the shed will result in the loss of secure and covered cycle storage for the dwelling. The proposed store to the front of the site could be utilised for this.

Sompting Parish Council – raise no objection

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 (July 2021)
- WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The proposal is subsidiary in form and scale and would be finished in materials to match the existing building. Officers support the subservient nature of the proposed side extension and staggered projection which retains an element of site access to the rear garden.

The contemporary design timber louvre canopy addition to the rear also remains subservient to the main dwelling without detracting from the street scene setting.

There would be no adverse impact on the character of the property or the visual amenities of the locality as a result of this application.

Residential Amenity

The most affected property is the adjoining neighbour to the south side at No.21 separated by a 1.8m high fence to the rear boundary.

The extension would project further than 3m as set in the Councils guidance for single storey extensions SPG. However the addition would extend 2m beyond the extension serving no.21, whilst retaining a 400 mm gap with the shared boundary. Officers do not consider therefore that there would be a detrimental impact caused by the new extension by virtue of the relationship to the boundary.

To the north, No.17 is screened from the extensions by existing outbuildings and is not adversely affected.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Materials

Informative

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.

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

Case Officer: Stuart Corbey Date: 04/03/2022

Authorised by: Peter Barnett Date: 4 March 2022