Expiry Date – 4/11/13

Development Control – Delegated Officer Report

Application Number: AWDM/1112/13 Recommendation – Approve

Site: 6 St Mark's Crescent, Sompting

Proposal: **Replace existing conservatory with single storey rear and side extension.**

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a detached bungalow on the east side of St Mark's Crescent close to the junction with St Paul's Avenue.

The property is not in a conservation area and is not a listed building. There are no protected trees on the site.

Permission is sought to replace a rear conservatory with a brick built rear extension measuring 4.6 metres in depth which would extend across the entire rear of the property and across the driveway width on the north side of the building. The rear detached garage is shown to be demolished. A new window is also shown for the southern elevation.

Relevant Planning History

None.

Consultations

Health: No objection

Sompting Parish Council supports the proposal.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2012

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1 and AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings.

Planning Assessment

Principle

Where extensions will have no significant impact on neighbours and are of an acceptable design quality permission will generally be forthcoming.

Neighbour Impact

The extension is 4.6 metres in depth with an eaves height of 2.4 metres, to match the existing bungalow and a matching hipped roof with ridge height of 5 metres.

No. 4 to the south sits 1 metre deeper than No.6 and has a wider gap to the shared boundary as its northern elevation contains its main entrance. This gap is approximately 1.3 metres, as opposed to 1 metre at 6. No. 4 has a bathroom and WC window in this wall also and a kitchen window closest to the back wall. It is assumed that there is also a rear window and/or door to this kitchen though it wasn’t possible to see it at the time of the site visit as there is a rear lean to addition in front of it.

The extension proposed will reduce the light received into this kitchen window as the view of sky over the boundary northwards will be obstructed by the extension. However, Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings states that planning permission will generally be forthcoming for single storey rear extensions on terraced and semi detached houses up to 3.5 metres in depth, providing a minimum garden depth of 11 metres is retained.

As the rear wall of No. 4 as built, sits 1 metre beyond the rear wall of No. 6 the effective depth of the extension for No. 4 is 3.6 metres. The extension will be a minimum of 2.2 metres from the side windows at No. 4. On this basis, the assumption also that there is light to No. 4’s kitchen from the rear also and the lack of objection it is considered that planning permission could not be withheld for this proposal on the basis of its impact on No. 4.

No. 8 to the north also has its original rear wall 1 metre beyond that of No. 6 and has added a conservatory to its rear approximately 2 metres in depth. The extension will adjoin this conservatory, though is set off the boundary by 500mm. It is not considered any significant impact on this property will occur.

The plans show the garage to be demolished. This is considered necessary to avoid such a long continuous wall on the boundary with No. 8 and to avoid a later garage conversion which could see the side additions cumulatively used to form a separate annexe. A condition requiring its removal prior to first use of the extension is recommended.

The plans also show a window to be added to the original southern flank wall. This window will face the kitchen window at No.4. Consequently it is considered appropriate to require this window to be obscurely glazed and also non-opening unless the cill level is above 1.7 metres from finished floor level.

A condition preventing the insertion of windows in the flanks walls of the extensions is also considered appropriate on privacy grounds.

Streetscene

A large door is shown for the front face of the utility room. This is acceptable as it is well recessed form the street elevation.

Recommendation

Approve subject to the following conditions:

1. 3years
2. Approved Plans
3. Materials to Match
4. Garage to be demolished no later than completion of extension.
5. Southern flank window to be obscure and non-opening below 1.7 metres
6. No new windows

Informatives

1. 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 any representations? N

Case Officer signed: MOK Date: 25/10/13

Authorised and signed by: PD Date: 28.10.13