Development Control – Delegated Officer Report

Application Number: AWDM/1598/18 Recommendation – APPROVE

Site: 146 Western Road, Sompting, BN15 9TY

Proposal: Two storey rear extension (part retrospective)

Date of site visit: 03.01.2019

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal:

The application relates to a two storey detached dwelling with side drive. It also has a timber log cabin building within the rear garden and other single storey structures on the side boundary to no. 144 Western Road. Behind the log cabin is a filled in swimming pool. Building works have commenced for a single storey extension at the rear of the property.

The character of the immediate area is one of detached dwellings.

The property is not within a Conservation Area nor is it a Listed Building and there are no protected trees on site.

Proposal:

The application seeks permission to construct, as amended, a two storey double hipped roof rear extension measuring 7.75m wide x 4m deep at single storey and, as amended, the first floor element is stepped back to be 3.5m in depth. The overall height of the extension will be approx. 6.1m high.

The accommodation will provide an additional 2no. bedrooms on the first floor and an extension to the lounge; a dining room; and a utility room on the ground floor.

The ground floor will have a high level window on the (south) elevation and 2no. sets of glazed double doors together with a single door within the rear (east) elevation. The first floor will have 2no. windows on the rear elevation of the extension and 1no. window to the existing dwelling on the north elevation. Finally, there will be a rooflight within the existing roof to provide light to the landing area.

NB: The ground floor of the extension has already started but is not finished or occupied.

Consultations: None

Representations: Sompting Parish Council : No objection

Relevant Planning History:

AWDM/0065/18 Lawful Development Certificate for proposed replacement single-storey rear extension to east elevation with part demolition of existing detached garage. **Issued 22.02.2018**

ADC/0006/11 Two storey rear extension with double pitched roof. **Approved 02.03.2011**

Relevant Planning Policies:

Adur Local Plan 2016: Policy 15
Development Management Standard No.2 'Extensions and Alterations to Dwellings'
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.

Visual Amenity

The property is detached and thereby there is space either side of the dwelling, some 2.1m on the south side and 1.3m on the north side. The proposed two storey extension is only onto the rear (east) elevation, and will be the full width of the existing dwelling.

The site visit revealed a partially constructed rear single storey rear extension, (which has gained a Certificate of Lawfulness); a garage that was very close to the dwelling will be partially removed, but the remaining structures will be left. Following the construction of the proposed two storey extension, the resultant garden length will be 21m, albeit that a log cabin structure is centred within that 21m.

The design of the extension will be in keeping with the existing dwelling and the earlier two storey extension approved in 2011, albeit 0.5m deeper at ground floor level.

There is a two storey extension to a similar depth at No.148 to the north, but does have an opaque roof on their rear conservatory which could be compromised by the two storey extension which by being to their south would result in overshadowing for the main of the day. Thereby by indenting the depth of the first floor, in line with the earlier approval, this is considered to reduce the overshadowing to an acceptable level.

Residential Amenity

The direct neighbours on either side of the proposal are no.'s 144 to the south and 148 to the north.

No. 144 is approx. 6m distant from the proposal. Other than the high level window in the ground floor, there will be no other windows within the elevation

facing the neighbour, and thereby it is not considered that the development will unacceptably harm the neighbouring property.

No. 148 is closest to the proposal being approx. 3m distant. No windows are proposed in the side elevation of the extension, although there is a window shown on the first floor north side elevation, this will be in the existing dwelling, and as such, planning permission is not required for this window. The first floor of the proposal will be as per the negotiated scheme of the earlier permission for a two storey rear extension, and thereby the extension is not considered to result in unacceptably harm onto the neighbouring property.

APPROVE subject to the following condition(s)

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

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

Informatives

1. Approved following amendment

Case Officer: Eve Hearsey Date: 17.01.2019

Authorised by: Peter Barnett Date: 17 January 2019