Expiry Date - 01/02/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1685/23 Recommendation – APPROVE

Site: 1 Greentrees Close Sompting West Sussex BN15 9SX

Proposal: Single storey rear extension to replace conservatory

Date of site visit: 16/01/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a property on the west of Greentrees Close a road which comprises semi-detached bungalows with detached garages set back from the frontage. The uniform character of the Crescent and Close has been reduced over time with alterations to the bungalows including front extensions, rear extensions and roof conversions with dormers.

All of the properties along the close have parking to the front of the properties, some of the other properties along the close have removed their garages with on street parking also available.

Proposal

The proposed development is to replace the existing conservatory with a single storey rear extension, 4.5m deep. This will be the full width of the rear elevation. The extension due to the depth requires the demolition of the garage to the rear.

Within the flat roof of the proposed extension there is proposed to be two roof lights. The application also relates to a roof light in the rear pitch of the existing roof. This is something which can be completed under the permitted development rights of the property, as such it is not assessed any further within the report.

Relevant Planning History:
None

Consultations:
None

Representations:
None

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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

Due to the location of the proposed development to the rear of the dwelling it will not be visible from the public realm. Therefore it is considered not to have any visual impact on the character of the area. Due to the scale of the proposal it is considered to be a subservient form of development that is appropriate to the residential setting.

Residential Amenity

No detrimental impact to the neighbouring dwellings due to the minor scale of the proposal in accordance with the above SPG.

The neighbouring property to the north (No.3) would potentially be most affected by the proposed development with the introduction of a larger extension towards their boundary in place of the existing smaller extension. The property to the south, due to the removal of the garage and their own extensions and garage screening the application site, is less affected. The proposed extension will have an eaves height which is higher than that of the host dwelling. This will match that of the neighbouring property.

Within the rear elevation there are proposed to be a set of bi folding doors, and a window. These will overlook the rear garden of the host dwelling and not the neighbouring properties. There will be a window introduced in the southern aspect of the proposal, however, due to the single storey nature it is not considered that there will be any demonstrable impact.

As previously mentioned the neighbouring property has an extension to the rear of the property. The proposed extension would protrude a total of 0.9m beyond that of the neighbouring extension. As such it is not considered that there would be a significant level of overbearing or overshadowing on the neighbouring amenity space. Resultant of this the application is considered to be acceptable in terms of residential amenity.

As such it is not considered that the proposed extension would result in a demonstrable impact on the neighbouring properties.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No windows in side elevations of extension

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: Finlay Gardner Date: 30/01/2024

Authorised by: Peter Barnett Date: 30 January 2024