Development Management – Delegated Officer Report

Application Number: AWDM/0735/23 **Recommendation: Approve**

Site: **33 Garden Close, Sompting**

Proposal: **Change of use of the side parcel of land to residential curtilage to enable two storey side extension and erection of fence (part retrospective).**

Date of Site Visit: 27 April 2023

Neighbours Checked: **Y**

Additional neighbour notification: **N**

Proposal, Site and Surroundings:

The application relates to an end of terrace dwelling in a cul de sac. The terrace has a uniform appearance and fronts a small area of open space. There is a gap to the side boundary of the site. Street view images show this land as once being outside of the residential curtilage and open, but it has since been incorporated into the garden and enclosed by a closeboard fence. Retrospective permission is sought for the change of use of the land to residential curtilage and the fence.

The application also proposes the construction of a two storey side extension to form a small garage/store and kitchen at ground floor with two bedrooms above. The extension measures 3.1m wide and continues the line of the terrace in that it is not set back or set down from the ridge. Tile hanging is proposed at the front to match the existing house.

Planning History:

None

Consultations:

West Sussex County Council: The Highways Authority has no objection. Advises that no alterations are proposed to the existing access arrangements. From inspection of local mapping, the fence line is not anticipated to give rise to an adverse highway safety impact in relation to visibility in this location.
The proposed extension will provide a third bedroom, enlarged ground-floor living space and a new garage. The proposed works are not anticipated to give rise to a material intensification of movements to or from the site.

The proposed garage appears quite small, falling considerably short of the minimum internal specifications for single-bay garages of 2.4m x 4.8m as outlined in Manual for Streets (MfS). For this reason, it is assumed that the garage will not be used for parking, but for other purposes such as storage. Clarification should be provided if this is not the case.
In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal.

Sompting Parish Council: The Council has no objection to this application.

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

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The land appears to have been enclosed at some time after 2012, although no precise date can be given. The previously open grassed area is now enclosed with a fence and incorporated into the applicant's garden. There are other examples of fences and walls positioned up to the pavement edge within the Close and it is not considered that the enclosure of this land has an adverse visual impact on the street scene.

The proposed extension will bring built form closer to the road edge but, in views from the entrance to the Close, the extension will be seen against a backdrop of the houses further into the Close and it is not considered that it will cause harm to the character of the area.

Residential amenity

The extension will face out towards an area of open space in front of the house and across the front of houses to the rear. No windows are proposed at the side. For these reasons, it is not considered that it will cause a loss of privacy, light or outlook for neighbouring occupiers.

Parking and access

West Sussex Highways have advised that the garage is too small to be used for parking. The applicant has confirmed that it is to be used for storage and for the keeping of motor bikes. There are no highway concerns with the proposal.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

Is recommendation contrary to letter(s) of representation N

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.

Case Officer: Peter Barnett Date: 12 July 2023

Authorised by: Gary Peck Date: 12 July 2023