Expiry Date – 28/12

Development Control – Delegated Officer Report

Application Number: AWDM/1675/17 Recommendation – Approve

Site: 16 Ullswater Road, Sompting

Proposal: **Single storey rear extensions to East elevation.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 15/11

Site and Surroundings

This application relates to a detached 1950's bungalow on the east side of Ullswater Road between the junctions of Ennerdale Drive and Thirlmere Crescent. The bungalow is unextended and has a detached garage on its north boundary. It is built in yellow stock brick under a clay tiled roof and it has a projecting rear gable addition.

The property is not in a conservation area and is not listed.

Proposal

Planning permission is sought to add two, 5 metre deep rear extensions with a flat roofed central link addition. The extensions have matching eaves lines to the bungalow and are each gabled with ridge heights of 4.1 and 4.2 metres.

Relevant Planning History

S/88/58 – 25 bungalows and garages. Granted 2.12.58

Consultations

Sompting Parish Council supports the application.

Representations

Objection received from No. 14 summarised as follows:

i. The extensions will take up most of the back garden;
ii. The extensions will limit light into my kitchen and garden,
iii. It will cause noise and disturbance during construction,
iv. You should be concerned about the effect on my property price, light and my view. Why should I suffer my neighbour's project?

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2012
Saved Local Plan policies AG1, AH2, AH5 and AH7 and Appendix 11 including Supplementary Planning Guidance comprising 'Development Control Standard No. 3 Extensions and Alterations to Dwellings'.
Emerging Adur Local Plan Policies 1, 2 and 15

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Neighbour amenity

No. 14 Ullswater Road, to the south, is 4 metres deeper alongside the common boundary and sits approximately 1.5 metres off it. It has three north side windows facing the shared rear garden boundary; a bathroom and separate WC window and a kitchen window. The boundary is defined by a low scalloped fence and there is a clear view across the application rear garden from No. 14's kitchen window. The kitchen at 14 also has a glazed rear door and rear window. Light to and outlook from the north facing windows in No. 14 will be affected by the proposed living room extension. However, it is to be set 3.5 metres off the common boundary, 5 metres from the windows, and so will not be overbearing. As the kitchen at 14 also has an easterly outlook and light source the impact will not be so significant as to warrant a refusal. Light to the bathroom and WC, non habitable rooms, is less important. Light to the rear garden at 14 will be unaffected.

Further away and a minimum 1.5 metres off the angled rear garden boundary with Ennerdale Drive properties a bedroom extension is proposed. This extension will run parallel with the boundary of 10 Ennerdale Drive. This boundary is defined by a solid 2 metre high panel fence. There are garden outbuildings in the gardens of 8 and 10 Ennerdale Drive on the shared boundaries and No. 10's garden is approximately 9 metres in length. It is not anticipated that the bedroom extension will have a harmful impact on light and outlook from Ennerdale Drive properties or be overbearing at the scale proposed.

The extensions will be a minimum 8 metres from the boundary with 1 Thirlmere Crescent and thus will not cause harm.

Character

The extensions are at the rear of the property and will not be visible in the general public realm. The property benefits from a large rear garden with ample space to be retained for recreation purposes, 75 square metres+.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to match
4. No new windows – south side

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 any representations? Yes.

Case Officer signed: MOK Date: 5/12/17

Authorised and signed by: PB Date: 5/12/17