Development Management - Delegated Officer Report

Application Number: AWDM/0996/19 Recommendation – Approve

Site: 17 Rectory Walk, Sompting

Proposal: Two storey side (North) extension and single storey rear extension

Date of site visit: 21 July 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to an end of terrace house. The property fronts a green area and is inaccessible to traffic. To the north, at right angles to the site there is a line of further terraced houses separated from the site by a path. The garden is currently screened by a closeboard fence running to the north and a line of tall conifers along the northern boundary. The front garden is open with no means of enclosure on the NE corner.

It is proposed to construct a two storey extension to the north side of the dwelling which will wrap round the rear at ground floor level only to link in with an existing ground floor extension. That extension is also to be increased in depth at the rear. The proposed extension will measure 4.2m wide and 9.3m deep along the north elevation, set back from the front of the house by 2.5m. At the rear, it will be 3.5m deep and set off from the shared boundary with the attached property by 2.1m.

The two storey extension will have a hipped roof at the front and a catslide roof at the rear. The rear roofslope will contain a flat roofed dormer. The maximum height of the extension is 6.5m, with an eaves height of 4.3m at the front and 2.6m at the rear.

Relevant site history:

AWDM/1016/15 - Single-storey extension to side (north) and rear (west) elevation – approved

Consultations

Sompting Parish Council: Support the application but would like to see the landscaping on the boundary retained and maintained

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 (February 2019)

Planning Assessment

Principle

The proposal comprises upgrading of 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

The extension is set back from the front of the house in order to maintain the open character in the street scene and to retain the existing side entrance porch. The extension is also lower in eaves and ridge height than the original house. The existing conifer trees on the north are shown as being retained which will screen the extension from the path and houses beyond to some extent.

The design of the extension has been improved since the original submission with the removal of a flat roofed section at the top of the roof and the introduction of a window to the front elevation to add visual interest.

Residential amenity

The houses to the north are sufficiently distant and screened by the conifer hedge to not be adversely affected by the proposal. At the rear, the proposed extension will project 3.5m but will be 2.1m off the shared boundary with No.15 to the south. While the depth of the extension may slightly breach a 45 degree line measured from the nearest ground floor window of No.15, its relatively limited depth (which complies with the Council's standards) and its position north of the neighbour, ensures that it will not cause significant harm to neighbouring residential amenities.

The rear dormer will be at a lower height than the existing first floor windows at the property and will face across the front garden of No.19 Rectory Walk to the west and not cause any harmful overlooking. There is also a line of conifers on the rear boundary which will further reduce any impact.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

3. Materials to match existing dwelling
4. No windows or other openings in south side wall of the extension other than approved
5. Obscure glaze north side windows first floor
6. Ancillary accommodation only

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Southern Water

Case Officer: Peter Barnett Date: 2 January 2020

Authorised by: Gary Peck Date: 6 January 2020