Development Management – Delegated Officer Report

Application Number: AWDM/0798/24 Recommendation: APPROVE

Site: 1 Hamble Road, Sompting, West Sussex

Proposal: Proposed replacement single storey extensions to rear and side elevations.

Date of Site Visit: Visited when considering previous applications.

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a two storey end of terrace property within a residential area in Sompting. There is a parade of local shops to the north and the service road which serves these is adjacent to the boundary. There is a conservatory to the side and rear single storey extension, it is proposed that these will be removed. There have been some previous applications at the site and these are set out below: -

AWDM/1317/23 - Construction of single storey 1 bed accessible dwelling attached to west elevation - refused at committee.

AWDM/0660/23 - Construction of single storey 1 bed dwelling attached to west elevation - refused at committee.

AWDM/0075/23 - Construction of single storey 1 bed dwelling attached to west elevation - refused.

AWDM/1344/22 - Construction of single storey 1 bed dwelling attached to west elevation - withdrawn.

AWDM/0674/16 - Demolition of existing conservatory to south west side and existing conservatory and extension to rear. Construction of 1 x 2 bed dwelling attached to existing dwelling, including single storey rear extension to existing dwelling - refused and appeal dismissed.

The current application seeks to remove the existing side conservatory and rear single storey extension. A single storey, flat roof rear and side wrap around extension is proposed 3.5 metres wide and 3.5 metres deep. The dwelling is

currently three bedrooms. The extension will create two extra bedrooms and an open plan dining/living room. Materials to be used will match existing.

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 (December 2023)
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. Consideration also needs to be given to the future occupiers of the dwelling as extended, in terms of amenity space and parking as the building will increase from a three bedroom to a five bedroom dwelling.

Visual amenity

The site is a corner plot and is very prominent within the street scene. Despite the side and rear extensions being fully visible, on balance, in terms of visual amenity, they are acceptable in this case, taking into account the loss of the existing extensions. They are of limited height being a flat roof design and therefore they are subservient to the main dwelling. The extension roof will be lower than the existing side conservatory. They are also set inside the original boundary walls which are to the side and rear of the dwelling and there is vegetation screening to the rear. There will be a slight set back from the front of the house. Materials will match existing also.

Residential amenity

The extensions will be visible from neighbouring properties however the main property to be affected is the dwelling which is attached. On the boundary the extension will be 3.5 metres deep. The Council's Development Management Standards states that 3.5 metres is acceptable adjacent to the boundary of an attached dwelling. There is an extension at the adjacent property however this is set away from the boundary and a window is left in the recess. In this case there is an existing extension at the application site and therefore the recessed window is existing. The new extension will be slightly deeper, however, on balance, in the light of the existing situation the proposed development will not have a significantly

greater detrimental effect in this case. It will also be set in from the boundary slightly more than the existing conservatory. A refusal would not be warranted on these grounds.

In terms of the future occupiers, the dwelling will become a 5 bedroom dwelling. Although some of the side and rear amenity space will be lost due to the extensions, there are currently side and rear extensions. Therefore much of the amenity space will remain. There is also a dropped kerb and vehicular access to the side/rear of the dwelling. The applicant's agent has submitted a plan to show the amenity space and parking to be retained, and parking could be provided for up to two cars. They have also identified the area to the front of the house as available amenity space. This is not a private area as it is open, although some vegetation has grown to the side adjacent to the road and this leads to the front door. Yet again, on balance, this could contribute. As there is provision for off street parking and amenity space a refusal in this case would be difficult to justify and no harm will occur in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No windows on the east elevation of the extension.

Is recommendation contrary to letter(s) of representation N

1. 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: Hannah Barker Date: 18th July 2024

Authorised by: Peter Barnett Date: 18 July 2024