Development Management - Delegated Officer Report

Application Number: AWDM/0631/21 Recommendation – APPROVE

Site: 14 Grafton Drive, Sompting, BN15 9SW

Proposal: Single storey side extension; alterations to first floor rear fenestration to include Juliette balcony; 1no. window and 2no. rooflights to east.

Date of site visit: 26.05.2021. Assessment has been assisted using the Applicants plan; Earthlight mapping; and Google 3D of the site.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a situated on the north side of Grafton Drive, and is a detached 1 ½ storey, render finish dwelling with an integral garage, of a Dutch barn style. The first floor has windows to the front and rear. There is an existing small rear extension of approx. 1.8m deep and a front overhang wide porch. The house is on a lower level of land than the rear section of the garden, which has a couple of steps leading onto the lawned section from the patio section.

The street scene comprises dwellings of a similar Dutch barn design, some being detached and others wider but semi-detached. Many of the dwellings in the street have rear ground floor extensions and some have roof dormers.

Proposal:

The application seeks permission to provide a single storey flat roof rear extension measuring some 8.4m wide x 5m deep x 3.1m high, (3.3m to the front parapet). The extension will have 2no. rooflights within the flat roof; 2no. sets of bifold glazed doors; and 1no. full height glazed window at the rear. There are also windows indicated in both of the side elevations, the west elevation having 1no. window; and 1no. high level window; and the east elevation showing 1no. window.

A raised rear patio/decking area measuring approx. 8.4m wide x 2.5m deep x 350mm high.

There will also be fenestration additions/changes occurring to the first and ground floor. With the provision on the first floor of full height glazed doors and a Juliette balcony in front of the glazed doors, plus an enlarged obscured glazed window on the north (rear) elevation; the provision of 2no. rooflights in the east elevation; and a new obscured glass window on the ground floor west elevation.

Representations: None received

Consultations: None

Relevant History: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2019

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 surrounding area.

Visual & Residential Amenity

The provision of the rear extension will not alter the overall building type of the dwelling, and being to the rear, will not be readily viewed from the street. Further the extension is set in from both of the side elevations, thereby minimizing any impact.

The 5m deep rear extension will still leave a rear garden depth of 10m, and there will be a gap of some 1.6m either side of the extension to the each of the side boundaries.

The property to the west has a garage structure close to the mutual boundary which will deflect overlooking from the new windows, but in any case the window towards the rear of the extension will be a high level window, with the cill height being at least 1.7m above the finished floor level, and will be serving an office area. The other window in the west elevation will serve a bedroom. This window will face the boundary low fencing, in front of the garage relating to no. 15, and will face onto the side gate of no. 15.

The window in the east elevation of the extension will serve the kitchen area and will face towards low fencing and the side of the extension at no. 13.

The rear patio/decking area will fill the gap between the proposed extension and the lawn area. The finishing height of the raised patio/decking area will be the same as the lawned area, thereby the use of this 2.5m section would be tantamount to using the existing lawned area, and thereby it is not considered to result in unacceptable loss of residential amenities to the neighbouring properties.

Recommendation:

Approve:

Subject to Conditions:-

1. Approved plans
2. Standard time limit
3. Materials
4. No balcony

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 28.05.2021

Authorised by: Peter Barnett Date: 28 May 2021