Development Control – Delegated Officer Report

Application Number: AWDM/0225/22 Recommendation – APPROVE

Site: 44 Silverdale Drive Sompting Lancing West Sussex

Proposal: Two storey side extension and single storey rear and side extension.

Date of site visit: 3 March 2022

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property comprises a semi-detached 2-storey house (c. 1964) occupying a corner plot at the junction of Silverdale Drive with Cokeham Lane. There is a detached garage and detached pitched-roof outbuilding to the north side. The site is slightly elevated in relation to Cokeham Lane.

Permission is sought for a 2-storey side extension and attached garage on the north side (to replace the existing garage and outbuilding). Also proposed is a flat roofed ground floor extension across the rear of the building.

Relevant Planning History

AWDM/0256/15 - Two-storey side extension with attached garage - Approved

Consultations:

Sompting Parish Council has no objection

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

There is no objection in principle to the proposed development which is supported by policy 15 subject to the extension having an acceptable appearance in-keeping with the character of the area and there being no adverse impact on the amenities of neighbouring occupiers.

Visual amenity

Silverdale Drive is made up of pairs of semi-detached houses with garages to the side and open-plan frontages. The building line staggers to reflect the curvature of the road, but a strong sense of visual cohesion is derived from the distinctive built form. The application site constitutes a wider than average site at the northern end of the road. The boundary onto Cokeham Lane is defined by a fence, with a section of hedge adjacent to the outbuilding, beyond which is a wide highway verge.

The proposed 2-storey side extension is 4m wide, as previously approved, and the attached single-storey garage a further 5.2m wide. This is wider than the previously approved garage which was only 3.3m wide. It is also bulkier and taller, having a pitched roof with gable end on its north side facing Cokeham Lane, to a height of 4.65m. The 2 storey extension would also have a pitched and gabled roof formed by a continuation of the existing ridge northwards.

The above SPG states that 2-storey side extensions should normally be set back from the main front wall of the dwelling to create a visual break and ensure the extension is subordinate to the main dwelling. In this case the proposed extension is not set back from the front, as per the previously approved plans. A similar form of 2-storey extension – positioned flush with the front elevation - exists on the opposite side of the road at No.57, and also further south at No.39.

The main change in street scene terms is the increased width and bulk of the proposed garage. It will extend the built form closer to the side boundary, being just 0.2m away compared with 1.35m away at its closest point in the previously approved scheme. However, the existing pitched roof outbuilding is already on the site of the proposed garage and is similarly close to the side boundary, albeit slightly lower at 3.3m compared with 4.65m as proposed.

The increased width and height, and proximity to the boundary, will make the proposed garage a more prominent feature in the street scene. However, it will be set back from the front of the house by 0.6m and the wide grass verge helps to provide separation from the road and a sense of space will be maintained to some extent. On balance, it is not considered that there is sufficient harm caused to warrant refusal on street scene grounds.

The rear extension is a modest addition at a maximum 4m depth and will not appear unduly cramped.

Residential amenity

There would be no adverse impact on the amenities of the occupiers of the attached house to the south, No.42. The main 'bulk' of the proposed development will be sited to the north side of the existing house. The single storey rear extension will be 4m deep at its maximum depth but this reduces to 1.5m depth closets to the boundary, with the deeper part some 1.2m from the boundary. There is no window shown in the south side of this element and this can be secured by a condition of planning permission. The proposal will not therefore cause harm to the attached neighbour.

The extension would be clearly visible in views from the nearest dwellings on the north side of Cokeham Lane (No.53 and 55) and on the corner of Greentrees Crescent (No.2) but at a minimum distance of 25m could not be considered to be intrusive. The first-floor window in the north elevation of the 2-storey extension will serve a dressing room only and may be obscure-glazed. However, in view of the separation distance to surrounding properties it would be difficult to justify a condition making this a requirement.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Time limit
3. Matching materials and windows
4. No windows in south side single-storey rear element

Informative

1. Proactive Statement – With Amendments

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

Case Officer: Peter Barnett Date: 24 March 2022

Authorised by: Gary Peck Date: 24 March 2022