Development Management – Delegated Officer Report

Application Number: AWDM/1384/23 Recommendation: APPROVE

Site: 56 Dankton Gardens, Sompting, West Sussex

Proposal: Proposed side two storey extension and porch extension

Date of Site Visit: 7th November 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application site is a two storey detached dwelling within a street of similar properties. It sits alongside a matching style dwelling. The property fronts the highway with a road running to the side. It has a hipped roof front porch, side and rear garden and front driveway.

Consent was originally sought to raise the ridge of the dwelling and add a flat roof dormer to the west roof slope. Also proposed was a two storey side extension with garage at ground floor and two bedrooms at first floor. Following officer's advice, amended plans have been submitted to show the raising of the ridge and the side dormer removed. The side extension has also been reduced in width to a reduced size garage and utility room at ground floor. The rear garage door has also been removed.

Consultations

West Sussex County Council: The Highways Authority

I note that the proposed garage has doors on both sides suggesting access could be achieved from the south of the property. Can the applicant confirm if a new vehicular access is proposed or whether the proposed garage will make use of the existing vehicular access point on Roman Walk.

Representations: - 1 representation received from the owner/occupier of no. 58 Dankton Gardens Sompting.

- No objections to the side two storey extension and porch extension.
- Object to side dormer and raising of ridge.
- Loss of light and overlooking.

- Concern with regards to scaffolding and safety of children.

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

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

Due to the position of the dwelling house within the street scene the proposed side extension and porch extension will be clearly visible. However, as amended and reduced in scale, it will match in character that of the existing dwelling with a lowered ridge and subservient design approach. The hipped roof to the front at ground floor wraps around the side which is in character with the appearance of the dwelling and surrounding street. Materials will be used to match existing. It is noted that the side extension will project beyond the frontage of the dwelling house to the rear. However in this case this would not be detrimental as designed and with the set in from the side boundary this will not warrant a refusal in this case. To the south east of the site opposite in Kelso Close there is a side extension which is set closer to the road than the dwelling behind and this similarly does not result in any harm.

Residential amenity

The side extension is visible from surrounding properties however it will not result in any loss of light, privacy or overbearing impact to adjacent occupiers. The side dormer and ridge increase has been removed from the plans and therefore there is no impact on the detached dwelling to the west. To the rear there is separation between the site and the neighbouring dwelling by a garage no adverse impact would occur in this case. Outlook, light and privacy will still be retained. There are no windows proposed on the side elevation which would overlook the highway and bungalow beyond.

Highways

The amended plans show the rear garage door removed therefore there is no concern with regards to a potential additional access which had been queried by WSCC. The proposed garage will be accessed from the existing driveway and access to the front of the property.

Recommendation

APPROVE

Subject to Conditions:-

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

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments.

Case Officer: Hannah Barker Date: 14th December 2023

Authorised by: Peter Barnett Date: 14 December 2023