Development Management - Delegated Officer Report

Application Number: AWDM/0649/22 Recommendation – APPROVE

Site: 13 Grafton Gardens, Sompting, Lancing, BN15 9SP

Proposal: Single storey rear extensions

Date of site visit: Assessment has been assisted using the Applicants plans and photos; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The site is situated on the west side of Grafton Gardens and is a detached two storey dwelling. It has a mansard roof and a rear two storey protrusion which reflects the same design of the main property, namely a mansard roof. There is also a rear single storey mono pitch rear conservatory extension to the side of the rear protrusion element and there is a detached garage situated to the rear of the dwelling and positioned close to the mutual boundary with no. 11 to the south.

The dwellings within the street vary in design and size and are generally either detached or semi-detached.

Proposal:

This application seeks planning permission to:-

- Replace the rear conservatory with a brick built extension, also with a mono pitch roof;
- Extend the existing rear two storey protrusion section with a single storey, false pitch, and flat top extension.

Consultations: None

Representations: None received

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 2021

Planning Assessment

Principle:

The proposal comprises upgrading a residential property 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 rear extension which will replace the conservatory extension, will be of the same width and length as the conservatory, and although it does have a window in the side elevation facing no. 11, it is an improvement over the wall of glazing on the conservatory that currently exists.

The second rear extension will be no closer to the neighbour to the north, no. 15, than the existing side elevation of the dwelling, thereby maintaining the existing approx. 1m wide gap, and there will be no windows in the side elevation facing onto no. 15.

The length of the rear extension will be approx. 2.4m and thereby will not result in unacceptable overbearing or overshadowing onto no. 15.

As both of the rear extensions will not exceed the existing width of the dwellinghouse, the extensions will not be readily viewed from the front of the site, and there is a garage compound to the rear of the site, thereby there will be no rear property to be affected by the proposal.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials
4. Window

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 13.07.2022

Authorised by: Peter Barnett Date: 13 July 2022