Expiry Date – 11/3/13

Development Control – Delegated Officer Report

Application Number: AWDM/0039/13 Recommendation – APPROVE

Site: 30 Abbey Road. Sompting

Proposal: **Demolition of garage and erection of single storey side and rear extensions.**

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a semi detached hipped roof bungalow on the east side of Abbey Road. The property has a projecting front gable feature. It has been extended at rear roof level and has a rear conservatory. There is a detached garage at the rear on the boundary with No. 32, to the north, though inadequate width of access to it exists for vehicles.

The property is not in a conservation area and is not a listed building and there are no protected trees on the site.

Permission is sought to remove the existing conservatory and to erect side and rear extensions. The side extension is 1.2 metres in width and set back from the front of the property by 4.7 metres. A rear extension measuring between 4.5 and 3.5 metres in depth is also proposed. Off the 4.5 metre deep rear extension a conservatory addition is also proposed measuring a further 4.5 metres in depth.

Relevant Planning History

AWDM/1303/12 – single storey side and rear extensions. Withdrawn.

Consultations

The ***Environmental Health*** officer has no objection but would like to see the precautionary contamination condition added to any approval.

Sompting Parish Council: No objection to the application but concerns over the internal layout design that effected the size of the development

Representations

None received.

Relevant Planning Policies and Guidance

National Planning Policy Framework (DCLG 2012)
South East Plan (GOSE 2009): BE1, CC1 and CC6
Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.2 'Space Around New Dwellings and Flats' and No.3 'Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

Where extensions will have no significant impact on neighbours and are of an acceptable design permission will generally be forthcoming.

Residential Amenity

Policy AH7 (b) of the Adur District Local Plan requires extensions to be of a design and materials sympathetic to the original dwelling and the area in general.

Side extensions are not a general feature of the area, though there is a lean to extension to the side of No.19 closer to the front of the property than proposed in this case. Side extensions are allowed under permitted development and the most visible element of this side extension would fall under the terms of permitted development. It is proposed 4.8 metres back from the front gable wall and at 1.2 metres in width leaves a 900mm wide side passage to the boundary.

No. 32 has its front door and two windows in its flank wall. One window is believed to be to the bathroom and the second a study with stair access to the upper floor. The proposed side extension moves an existing 'back' door closer to the side boundary along with a utility window and WC window. Further back along the same wall in the proposal is a kitchen window. This window is beyond the rear wall and will not look directly across to windows at 32. No. 32 is on slightly raised ground level by about 300mm and there is a typical 1.8 metre high panel fence between the two properties.

The rear extension on the boundary with No. 28 has been reduced in depth to 3.5 metres and has a matching eaves height to the original bungalow and hipped roof with a ridge height of 3.3 metres. This element of the proposal is in line with the dimensions for rear extensions permitted in Adur's Guidance Note No. 3.

4 metres off the boundary with No. 28 the rear extension deepens to 4.5 metres and extends beyond the flank wall into the side addition also. This extension is sufficiently removed from No. 28 not to cause occupiers any harm. No. 32, to the north is separated from the site by their own driveway. As a consequence the extra 1 metre depth and proximity to the shared northern boundary ensures no harm to No. 32 will occur.

The side and brick built rear extensions will not have any unacceptable impact on either neighbour.

Also proposed is a conservatory off the back of the 4.5 metre deep rear extension. This conservatory measures 4.51 metres in depth and 2.84 metres in width. It has a shallow pitched roof with an eaves height of 2.3 metres and a ridge height of 2.9 metres. Its position necessitates the removal of the existing detached garage. The boundary with No. 28 to the south is 3.9 metres from the conservatory. This common boundary is also defined by 1.85 metre high fencing (measured on site). The main aspect of the conservatory will be to the south towards the garden of No. 28. However, it is considered that the existing boundary treatment and boundary separation will prevent unneighbourly overlooking between the two.

No. 32 has a garage on the shared northern boundary which sits 1 metre behind the garage at the application site. The conservatory is set off this boundary by 2.2 metres and has a solid outer flank wall, apart from high level windows. No. 32 has a 2 metre deep lean to rear conservatory extension. The proposed conservatory is sufficiently distant from No. 32 to ensure no harm occurs.

Visual amenity

The conservatory extension particularly is an unusual and awkward addition to the rear of this house, uncharacteristically deep into the garden. It will not however be visible from the road, being so deep into the site, and will not lead to any undue harm to neighbours. More than 11 metres of garden depth beyond it remains, in accordance with Adur Guidance note No. 2, 'Space around Dwellings' and so overdevelopment of the site could not be argued either. Sompting Parish Council's comments are noted but in the face of no real harm and no objection from any neighbour it is reluctantly concluded that there appears to be no sustainable reason to refuse permission for the conservatory.

The proposed side extension is set well back from the front projecting gable and so will not interfere with the general character of the original property significantly. Rear garden access is retained.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the National Planning Policy Framework, Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.2 'Space Around New Dwellings and Flats' and No.3 'Extensions and Alterations to Dwellings' and South East Plan policies (CC1, CC6 and BE1).

Subject to Conditions:-

1. Standard 3 year time limit
2. Approved Plans
3. External materials to match existing

4. No additional windows to be formed in north side wall of conservatory or south wall of rear extension.

Informatives

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.

2. This site is situated on or adjacent to a site which has been identified through Adur and Worthing Councils Contaminated Land Inspection Strategy as having the potential to be contaminated. During development of land potentially affected by contamination, it is the responsibility of the owner and developer to establish the extent of any potentially harmful material on this site.

Is recommendation contrary to any representations? N

Case Officer signed: MOK Date: 08/03/12

Authorised and signed by: PD Date: 8.3.13