Development Management - Delegated Officer Report

Application Number: AWDM/1482/21 Recommendation – APPROVE

Site: 33 Hillside Road, Sompting, Lancing

Proposal: Demolition of existing garage and provision of a single storey rear extension.

Date of site visit: 21st September 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi-detached bungalow on the west side of Hillside Road north Sompting. It has an existing loft conversion with rear flat roof dormer, a single storey flat roof ear extension and a detached garage to the side. Ground levels drop from the rear of the dwelling with a raised deck with external steps down to the garden. Levels also increase to the north on Hillside Road.

Consent is sought to demolish the existing detached garage and erect a single storey extension to the side and rear of the bungalow. A flat roof extension is proposed to the rear of the existing extension up to the boundary of the attached dwelling, a roof lantern is proposed. Connected, wrapping around to the southern side of the building, is a hipped roof projection proposed along the southern boundary.

Supporting information has been provided with the application to state the requirement for the additional floor space. Provision is made for additional living space and two bedrooms within an annex style building, connected internally to the main dwelling with an external entrance to the side. This is to meet the specific needs of a family member.

Amended plans have been received showing the projection to the side at the site of the existing garage to be set back to be in line with the front of the original garage. This was to address concerns from the adjacent neighbour in relation to access to their parking space to the side of the property set back in front of their adjacent garage. The proposed extension as originally submitted resulted in restricted access to this adjacent parking space. The set back addressed this issue.

Amendments were also made to the extension adjacent to the attached bungalow. As this was an extension to an existing flat roof addition it exceeded 3.5 metres as set out in the Development Management Standard No. 2. There is an existing extension adjacent however the proposed additions also exceeded 3.5 metres beyond the rear of this. The amended plans show the extension limited to 3.5 metres beyond the adjacent extension. Then further from the boundary the extension increases in depth to that originally submitted. Materials to be used are render to

match existing and a proposed slate roof. The side roof lights have also been shown on the amended plans as being obscurely glazed and the trees to the rear of the site have been identified on the plans and shown how they will be protected.

Representations

Representations made from the owner/occupier of no. 31 Hillside Road objecting for the following reasons: -

Vehicle access/parking to existing garage of 31 Hillside Road being compromised, resulting in obstruction of access and current parking in front of the garage.

Overlooking - privacy reduced with side velux opening windows.

Trees and Landscaping

Detrimental effect on the large Sycamore trees stability in the gardens of 30 / 32 or 34 Alandale Road (with roots being damaged).

Overdevelopment

Over development with regards to extending of original footprint of property, taking into account original single storey extension on ADC/0183/08 and S/32/03/TP/20539, as well as the new application of an additional single storey extension.

Sompting Parish Council: - Although the Council doesn't object in principle and acknowledge the clients disability and need for extra space, they are concerned about the obstruction of access to the garage at number 31, the potential overlooking issues and light reduction and the proposed scale of the extension. Could this be scaled down without detriment to the needs of the occupant.

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 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 dwelling and its surroundings.

Visual amenity

The proposed extensions will be visible within the street scene due to the section to the side in place of the existing garage and continuing along the southern boundary. This hipped roof section of building will be visible within the street scene. However it will be set back and will appear subservient to the main dwelling.

Over all the proposed floor area to be developed will be significant being an addition to an existing rear extension and the projection along the southern boundary. However taking into account the plans as amended, the removal of the existing garage, the needs of the family and the large garden area, this proposal is considered to be acceptable in terms of it being in keeping in scale and character with the existing bungalow and street scene.

Residential amenity

The main properties to be affected are those either side of the site. No. 31 to the south has made representations and amendments have been made to allow for access to the existing parking space at the adjacent dwelling. The side extension will be along the boundary with no. 31. The existing garage at no. 31 offers some screening and the main part of the extension is to the rear of this, therefore not in close proximity to the rear of the neighbouring dwelling. The hipped roof also limits the impact and the extension is to the north of no. 31. It is therefore not considered that there will be any significant adverse impact with regards to loss of light, privacy or overbearing impact. The rooflights will be obscurely glazed as previously mentioned.

To the north the attached dwelling has a rear extension as stated above. The amended plans show the extension adjacent to this boundary limited to 3.5 metres beyond the rear of the neighbouring extension then increasing in depth away from the boundary. This will therefore limit any loss of light or overbearing impact to the occupiers of this adjacent bungalow. The plans as amended comply with Development Management Standard No. 2.

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 north or south elevations or roof slopes of the extensions and roof lights shall be obscurely glazed.
5. The extension hereby permitted shall not be built further east/forward than the existing garage at the application site as shown on the approved plans. To allow the occupiers of no. 31 Hillside Road to continue to access and utilise their parking space.
6. The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of the property as a whole (as it

exists at the date of this permission) as a single dwellinghouse and shall not be used as a separate dwelling.

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

Proactive with amendments.

Case Officer: Hannah Barker Date: 4th October 2021

Authorised by: Peter Barnett Date: 4 October 2021