Development Control – Delegated Officer Report

Application Number: AWDM/1841/15 Recommendation – APPROVE

Site: 51 Sompting Road, Lancing

Proposal: Single-storey extension to south and east elevations to replace existing conservatory. Replacement dormer to front (north) elevation and new dormer to rear (south) elevations with inset balcony (amendment to planning permission AWDM/0376/15).

Date of site visit: 5 January 2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a semi-detached bungalow located on the south side of Sompting Road. Permission was granted last year for single storey extensions to the eastern side and southerly rear of the existing property and larger replacement dormers to the front and rear of the dwelling (AWDM/0376/15). The approved single storey extension would extend 3 metres from the rear wall of the original dwelling house and would wrap round the eastern side of the dwelling and extend 3.5 metres to the east at the widest point. The single storey extension would incorporate sand cement rendered walls to match the existing dwelling and a flat roofed design with a roof lantern on the set back part of the roof on the eastern side of the extension.

This application seeks to increase the depth of the rear extension by 1m to 4m with the outside wall projecting a further 0.5m beyond the rear elevation of the extension. Work has commenced on site. During the build it was noticed that the side extension came closer to the side boundary with 49 Sompting Road than shown on the original plans. While the width of the extension has not increased it now comes to within 0.8m of the boundary at the front and 1.1m at the rear. It appears that the original plans showed the boundary incorrectly. This application therefore seeks permission for the dimensions shown on the current plans and referred to above.

Relevant Planning History:

L/478/78 – Planning permission was granted in 1978 for additional dormer windows.

AWDM/0376/15 - Single-storey extension to south and east elevations to replace existing conservatory. Replacement dormer to front (north) elevation and new dormer to rear (south) elevations with inset balcony - approved.

Consultations

Lancing Parish Council: No objection

Adur District Council: The ***Environmental Health*** Officer has advised that a full contaminated land condition is required (*NB this request was not made at the time of the original application. Work has commenced on site and all groundworks are now completed. It is therefore considered that it is unnecessary to impose such a condition*).

Representations

None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings' National Planning Policy Framework (CLG 2012)

Planning Assessment

Visual amenity

The principle of extending and modernising the property has already been considered to be acceptable by virtue of the previous permission. The additional 1m depth to the extension will not cause visual harm or result in an overdevelopment of the site. The increased proximity to the side boundary by 0.2m also does not have a material visual impact.

Residential amenity

The neighbouring occupiers that would be most affected by the proposed extensions are located to the east (49 Sompting Road) and to the west (53 Sompting Road) of the application site.

To the east the neighbouring bungalow is positioned further forward to the road than the application property and the proposed extension to the easterly side of the property would be set back 4.6 metres from the front wall of the existing application property. Due to the set forward location of the easterly neighbouring bungalow and the staggered back position of the proposed extension the side/rear addition would not affect any light to the two westerly side windows within the neighbouring property to this side.

There is a 2 metre high hedge that borders the rear garden of the application property to the east and this would screen the majority of the proposed single storey rear and side extension from the easterly neighbouring property. It has been cut back on the applicant's side but is to be retained. A separation distance of 1 metre was originally shown as being maintained between the proposed extension and the eastern boundary of the application site and a distance of 2 metres would separate the proposed extension from the easterly neighbouring bungalow. The latest plans show it being closer at the front by

0.2m, but further at the rear by 0.1m. No windows and only one new door would be formed in the eastern side wall of the proposed extension.

While slightly closer, taking into account the single storey nature of the proposed extension, the boundary treatment to the east, and that an adequate separation distance would be maintained between the proposed extension and the easterly neighbouring property, it is not considered that the proposed extension would cause any loss of amenity to the occupiers of 49 Sompting Road.

The attached neighbouring bungalow to the west has a rear conservatory similar in size to the former conservatory to the rear of the application property (3m deep approximately). The proposed extension would measure 4 metres from the rear wall of the original property but would have a further 0.5m deep wall extending beyond the extension, and would incorporate a height of 3 metres. The increased depth of the extension will result in it projecting beyond the rear of the conservatory. However, the eastern wall of the neighbouring conservatory is predominantly solid plastic panels apart from three high level windows and, despite the increased depth, it is not considered that the proposed extension would not cause any harmful loss of light to the neighbour's conservatory. The depth of the projection would be within an acceptable tolerance, taking account of the advice in DC Standard No.3. There would be no windows located within the westerly side walls of the proposed single storey extension and therefore no loss of privacy would be caused to the westerly neighbouring occupiers.

Recommendation

Approve

Subject to Conditions:-

1. Approved Plans
2. Approved materials
3. No additional side windows without permission (east or west sides)
4. No use of flat roof of extension as balcony or terrace area

Informative

1. Proactive Statement – Approved (Amendments)

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

Case Officer: Peter Barnett Date: 26 January 2016

Authorised by: Gary Peck Date: 26 January 2016