Development Management - Delegated Officer Report

Application Number: **Recommendation –** **Approve**
AWDM/1401/12

Site: **115 Western Road, Sompting, Lancing, West Sussex**

Proposal: **Rear extension to form granny annexe**

Date of site visit: 18th December 2012

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site is located within Sompting on the western side of Western Road. A semi detached bungalow with parking to the side leading to a garage set back to the side and rear of the bungalow. There is also an existing single storey rear dining room extension.

Permission is sought to demolish the garage and construct a single storey granny annex. The annex will be attached to the main house and is an enlarged footprint of the existing garage which is to be demolished. The extension is adjacent to the boundary to the north. It has a maximum length of 11.3 metres and the main part of the annex is 3.8 metres wide. It is to connect with the existing rear dining room extension. It will be set forward of the existing garage by 3.6 metres, 0.75 metres wider than the existing garage and 2.6 metres longer than the existing garage.

The annex will provide a bedroom, lounge and shower room and is connected to the main house via a proposed utility.

Representations: - No third party representations have been 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’
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal comprises upgrading of 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

As with the existing garage the extension is to be set back to the side of the bungalow and is therefore not clearly visible within the street scene. It will have a small dummy pitch roof and the rest of the building is flat roof to limit its height and also be in-keeping with the existing single storey flat roof rear extension. The annex extension will therefore not be clearly visible within the street scene. A secondary door is to be inserted in the front of the annex which will lead to the utility room, this will appear as a back door to the main dwelling.

Residential amenity

No. 117 Western Road to the north has a single detached garage to the side of the application site. This will screen the majority of the annex extension from the neighbouring bungalow.

To the south is the attached bungalow no. 113. The flat roof of the extension will be visible from the rear garden of this neighbouring dwelling. There is a distance of 4.3 metres between the boundary of no. 113 and the side elevation of the annex. It is not considered that the extension will result in any over looking, loss of light or privacy to the occupiers of the adjacent bungalow.

The annex extension will be occupied by a family member of the occupiers of the main dwelling house. It will remain ancillary to the main dwelling and shall not be used as a separate dwelling. A condition has been attached to ensure this is the case.

The main aspect for the annex is from the lounge onto the rear garden. The bathroom and bedroom windows on the side will be obscurely glazed to allow some separation and privacy between the occupiers of the main house and the annex. The main rear aspect for the bungalow is from the dining room this area will not be overlooked by anyone occupying the annex.

Accessibility and parking

There is off street parking provided to the front and side of the bungalow. This will remain and is sufficient for the proposed development.

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 saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling etc

3. Windows on the south side of the annex hereby permitted shall be fitted with obscure glazing and be permanently non openable except for above 1.7 metre finished floor level.
4. No other openings in the annex extension hereby permitted except for those shown on the plans hereby permitted.
5. The annex hereby permitted shall be incidental to the main dwelling and shall not be used as a separate unit of accommodation.
6. Drawing No: JW/12/084 Date Received: 13th November 2012

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.

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

Case Officer: Hannah Barker Date: 18th December 2012

Authorised by: Jo Morin Date: 20 December 2012