Development Management - Delegated Officer Report

Application Number: AWDM/1460/16 Recommendation – Approve

Site: 30 Cokeham Road, Sompting

Proposal: Single-storey annex in rear garden of existing dwelling.

Date of site visit: 18 October 2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a semi-detached bungalow. It is proposed to construct, as amended, a single storey dual-pitched roof outbuilding in the rear garden to be used as a playroom, bedroom and shower room. It is to be finished with brickwork on the north (rear) wall, render to the south (front) and a tiled roof. Two rooflights are shown on the front roofslope and one on the rear.

The building will measure 2.8m high to the ridge, 2.1m high to the eaves, 9.2m long and 4.3m wide. It will be located at the north end of the garden adjacent to a closeboard fence which does not form the boundary. There is a strip of land containing conifer trees which is 1.9m deep which separates the internal fence from the actual boundary which is also formed by a closeboard fence.

The adjoining dwelling to the north, 150 Abbey Road, is positioned at an angle to the site and is less than 3m from the boundary at its closest point.

Relevant site history

AWDM/0553/15 – Front dormer

AWDM/0574/15 – CLEUD for proposed side gable and rear dormer and installation of rooflight windows to front roofslope

AWDM/0582/15 - Householder application for permitted development for prior approval for single storey rear extension measuring 5.5m from rear wall of the original dwelling, maximum height 3.5m and maximum height of eaves 2.3m

Consultations

Sompting Parish Council: No objection but concerned that it may be seen as unneighbourly to those properties in close proximity and it may set a precedent for future garden developments in the area

Representations

2 letters of objection received to the original plans from the owner and occupiers of 150 Abbey Road:

- Building is too high and close to 150 Abbey Rd
- Loss of light
- Loss of property value
- Existing trees affect light

Relevant Planning Policies

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 (March 2012)

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 building is of modest scale and will be sited at the end of the rear garden. It will not be readily visible from the street and is not considered to be harmful to the visual amenities of the area.

Residential amenity

The original plans showed a mono-pitched roof building rising to a height of 3.8m with a vertical wall facing the rear boundary. This was considered to be harmful to the light and outlook of the occupiers of 150 Abbey Road and amended plans have since been received which have reduced the height and bulk of the building.

It will be 1m lower than originally proposed with a pitched roof and will be at least 2.3m from the boundary, partly screened by existing trees. It is not considered, in its amended form, that it will cause harm to the amenities of the neighbouring occupiers.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. To be used as ancillary accommodation only

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 17 November 2016

Authorised by: Gary Peck Date: 17 November 2016