Development Control – Delegated Officer Report

Application Number: AWDM/0669/16 Recommendation – APPROVE

Site: 3 Trent Close, Sompting, BN15 0EJ

Proposal: Two storey side extension to east elevation and rear dormer to north elevation. Conversion of and extension to existing garage to use as residential accommodation

Date of site visit: 02.06.2016

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a two storey semi-detached house located on the northeast side of Trent Close. There is an attached single storey flat roof garage to the east side and single storey flat roofed additions to the rear elevation.

The immediate is made up of similar designed dwellings. The application site and the next neighbour at no. 4 Trent Close, are separated by a brick side wall to a height of some 1.5m. Both no.'s 3 and 4 have their entrance doors positioned on the side. The immediate area has some houses with the entrance doors on the front and others with them on the side. The ones with side doors generally have a brick wall between the properties. No. 3 has a wider distance between its side elevation and the brick wall, (approx. 4m), whilst its neighbour, no. 4 has a narrow gap of approx. 1.5m between it and the brick wall.

Some properties have rear dormers. The topography of the street has a slight downwards slope from west to east, making no. 4 on slightly lower land to no. 3

Proposal

Planning permission is sought for a two storey side extension measuring approx. 2.3m wide, which will directly abut the single storey flat roof garage. The height will be the same as the existing dwelling. The extension will provide a garage for a motorcycle to the front, a side entrance door to the side and a wc, off the enlarged hallway.

The existing garage will have its walls replaced to current standards, and the rear extension will be slightly widened to be the same width as the garage, also having the existing walls reconstructed to Building Regulations standards.

The new first floor will provide an additional bedroom; a reordered and repositioned bathroom.

The new second floor will comprise a new bedroom with an en-suite shower room

Consultations: None undertaken.

Representations: Sompting Parish Council

'Customer made comments in support of the Planning Application.'

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The proposed ground coverage of the two storey extension would cover only an additional approx. 18.17 square metres of floor area; whilst the extension to the existing rear extension will measure only approx. 1.2m x 2m greater the existing extension. However, the height of the existing garage and rear extension to the garage, which are to be converted to a playroom, although remaining single storey and a flat roof, will increase in height by some 700mm to allow for internal height and roof insulation. The additional floor coverage and height increase mentioned are not considered to impact unacceptably onto the street scene in a negative manner.

There is no doubt that the two storey side extension whilst minor with regard to square metreage cover will bring the whole building closer to no. 4. However, the resultant distance of 1.35m to the dividing wall between the properties, will not be dissimilar to the distance that no. 4 has between it and the dividing wall, namely approx. 1.4m.

The entrance door will remain on the side elevation, thereby maintaining the design criteria of the area, and other than the window to the new wc, there will be no other windows overlooking no. 4.

The front elevation of the dwelling is finished in tile-hanging compared to the attached half which is brick. This asymmetric treatment of the front elevation is a feature of the group of semi-detached housing which make up the road. The proposed extension will be carried out in brick which will be easier to match to the existing expressed brick pier than finishing the front of the extension in tile-hanging and the opening around the garage/store door.

Although there will be the creation of a room within roof, the height of the dwelling will not alter, but there will be the provision of 2no. rooflights within

the front roofslope and a wide dormer within the rear roofslope. The rooflights should not result in any overlooking aspects, particularly given that the properties opposite are some 25m distant, and no. 1 is some 17m plus, therefore there will not be any demonstrable overlooking involved.

The rear dormer is quite large, the figures on the plans identify them as being 6.245m wide x 2.189m high x 3.371m deep, however, there is another dormer at the rear which appear to be as large as that proposed. Of the 2no. windows within the dormer, one will be to the en-suite and therefore a condition requiring it to be obscure glazing will be justified. The other window will be to the bedroom, and that could result in overlooking of gardens, however, there are existing windows on the first floor which will be viewing the same gardens, therefore the second floor windows are not considered to result in demonstrably more overlooking, and the distance between the new windows and the properties opposite will be some 23 and more metres, which is considered to be an acceptable distance so as not as to result in unacceptable harm onto these properties

The extensions are thereby considered not to result in unacceptable harm on the street-scene.

Residential Amenity

It is considered that the main property to possibly be affected by proposal would be no. 4 Trent Close, however, with the lack of windows in the side elevation there will be no overlooking together with the fact that the building will be approx. the same distance from the centre boundary wall as the neighbour, it is unlikely to result in unacceptable overbearing onto that property.

The increased height of approx. 700mm onto the existing single storey flat roof extension, is not considered to have a demonstrable impact on the existing residential amenities of no. 4

The works proposed thereby are considered to have no adverse amenity impacts for neighbours.

Recommendation

APPROVE

2. Standard time limit
3. Obscure glazing in wc; bathroom; and en-suite
4. Materials to match existing
5.No windows in side elevation of garage conversion or dormer cheeks

Informative

1. Approved following amendments

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

Case Officer: Eve Hearsey Date: 08.08.2016

Authorised by: Jo Morin Date: 12.08.2016