Development Control – Delegated Officer Report

Application Number: AWDM/1606/13 Recommendation – APPROVE

Site: 49 Upper Brighton Road Sompting Lancing West Sussex

Proposal: Single storey rear extension (conservatory removed) vehicle access and hard standing

Date of site visit: 28th February 2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site is located within the built up area of Sompting on the south side of Upper Brighton Road. The dwelling is a two storey semi detached house. There is no off street parking to the front of the dwelling. To the rear of the dwelling there is a garden and the land is generally level in topography. The neighbouring dwelling to the east has a rear conservatory inset from the west elevation and the adjoining house to the west has a single-storey rear extension built very close to the common boundary with no. 49 measuring approximately 4m deep and 3.5m high.

Although the application form indicates that work has not been started on the development, at the time of site inspection, the conservatory had been removed and footings for the proposed rear extension laid.

Permission is sought to erect a single storey flat-roofed rear extension 4m deep at its longest, the full width of the dwelling and a maximum of 3.5m high. It would have a lantern light, rear windows and doors but no side windows. .

Materials would comprise grp roofing, upvc windows, aluminium door frames and white rendered walls to match the house as existing.

The parking area and drive would be block colour –multi. The front wall would be reduced in width and a pier reinstated in a new position to accommodate the dropped kerb and crossover.

Relevant Planning History

S/39/90/TP/6392 - Rooms in roof with gable at side and front & rear dormers. Permitted.

Consultations:

Highways Agency – conditions requested in respect of access use, surfacing and drainage and site visibility.

WSCC – Upper Brighton Road is the responsibility of the Highways Agency.

Sompting Parish Council. Support.

Representations: No third party representations have been lodged although approaches from a resident in the locality querying the works carried out at the site 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' 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 driveway and crossover are intended to provide off-street parking which is not otherwise currently possible.

Visual amenity

The rear extension would be visible from the front of the dwelling only from oblique angles and would not therefore adversely affect the street scene. The driveway would be of the form and finish typical of such crossovers and would be unobtrusive as would the reduced width low front wall.

It is further considered that the proposals will have no adverse impact on the character and appearance of the existing dwelling especially given the modest proportions and use of matching materials.

Residential amenity

The main properties to be affected are those either side of the site, no. 47 to the east and no. 51 to the west. No. 47 has a rear conservatory extension and side window. The proposed rear extension would lead to some loss of light to this property. By virtue of the extension being only slightly more than 3m deeper than the original dwelling on the facing side because of the pre-existing shape of the dwelling having a slight rearward projection, its flat roofed low height design, white rendered finish and depth the same as the extension to the rear of 51, any further loss of light would not be so great as to lead to material harm to amenity. In reaching this view, regard is had to the presence of a tall boundary fence on the common boundary with no. 47 and the adequate distance of separation between these two dwellings meaning that the 45 degree angle in plan and the vertical angle from the nearest neighbouring property's rear facing window would not be intercepted.

The side window of no.47 will be affected slightly but again the difference between the current and the proposed situation would not be considered significant especially given the presence of other south facing windows affording light in the room affected.

The dwelling at no. 51 would be unaffected by virtue of the proposed rear extension being the same dimensions and rearward extent as its own addition in this position.

The driveway and crossover are considered to be of no impact upon neighbour amenity.

Highways

It is considered that the addition of a further crossover would not be of concern, many dwellings along this length of the road already having crossovers but that the conditions as requested by the Highways Agency should be attached to any permission.

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).

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. No windows or other openings shall be formed in the east side wall of the extension hereby permitted.
4. Approved plans: - 2013-49UBR-001, 2013-49UBR-002 and 2013-49UBR-005A received 29/01/14 and 2013-49UBR-006 received 10/03/14.
5. The access shall not be brought into use until the completion of the drive and turning head.
6. Details of the driveway surfacing and drainage shall be agreed with the local planning authority to ensure that the proposed permeable blocks paving will drain the area without discharge to the highway. The combination of the permeable blocks paving, soakaway and any back of footway cut-off drainage channel shall be agreed with the local planning authority.
7. The access shall measure 4m wide at the boundary with the footway.

Informative

The Local Planning Authority has acted positively and proactively in determining this application and 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.

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

Case Officer: Lawrence Simmons Date: 7/3/14

Authorised by: Jo Morin Date: 26.03.2014