Development Management - Delegated Officer Report

Application Number: AWDM/0020/21 Recommendation – APPROVE

Site: 6 Grafton Drive, Sompting, Lancing

Proposal: Two storey rear extension

Date of site visit: 1st February 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached chalet bungalow within a street of properties of various styles in the built up area of Sompting. There is off street parking to the front and a flat roof dormer to the west. An existing conservatory will be removed as a result of the proposed development. A 4 metre deep extension is proposed to the rear of the building. The ridge will continue from the existing and the eaves on the east side will match existing. On the west side the extension is set in from the side wall and the eaves therefore increase in height. Windows are proposed on either side of the ground floor extension and a new window is proposed in the western elevation of the existing building at ground floor to serve a shower room.

Representations

1 representation received from the owner/occupier of no. 7 Grafton Drive objecting for the following reasons: -

- The development will fully overlook my garden
- Loss of light and privacy.
- Higher fencing will remove light.
- Small back garden and therefore difficult to avoid being overlooked.
- Disruption during construction.
- Impact of traffic during building, pressure on parking and safety hazard.

Sompting Parish Council: - No objection

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (February 2019)
WSCC Guidance on Parking at New Developments (Sept 2020).

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 extension is to the rear of the building and is therefore not visible within the street scene. It is to be built in materials to match existing. The ridge height matches existing and the eaves will be uneven on the west side. However, on balance the development is considered to be subservient to the main dwelling and sympathetically designed. Materials used will match existing.

Residential amenity

The main properties to be affected at those either side of the site. To the east the detached property adjacent has a large rear dormer/first floor extension which projects to the rear of the existing building at the application site. There are no existing adjacent windows to be affected in this case. The extension will be deeper than that adjacent however it will not extend to such a degree to result in any overbearing impact or loss of light.

To the west the neighbouring property is in line with the application property and has a single storey flat roof extension adjacent to the boundary. The extension proposed at 4 metres in depth and two storey, extending the ridge is a bulky development, however the set in from the boundary in this case limits the adjacent impact. It is not considered that the proposed development will result in a significant loss of privacy, light or overbearing impact that would warrant a refusal here. There will be no materially greater overlooking of the rear garden than currently exists. The side windows will be fitted with obscure glazing and conditioned as such. On balance the impact is acceptable and can be supported here.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the east or west elevation of the extension.
5. The windows on the east and west side of the proposed extension and the shower room window on the west side of the existing dwelling house shall be fitted with obscure glazing.

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

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.

Case Officer:	Hannah Barker	Date: 1st March 2021
Authorised by:	Peter Barnett	Date: 1 March 2021