Development Management - Delegated Officer Report

Application Number: AWDM/0244/22 Recommendation – APPROVE

Site: 11 Nelson Close, Sompting, BN15 0LY

Proposal: Single storey side extension and removal of existing ground floor render to be replaced with facing brickwork.

Date of site visit: 24.03.2022 - Asessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

Nelson Close comprises terraced housing of the same design and was constructed to a non-standard construction, in that the properties are pre-fabricated using concrete panels. Relatively recently the concrete panels have been covered using a panel of pebble dash type cladding. The dwellings are still non-traditional construction. 2no. have been retro-fitted with facing brickwork, i.e. no.'s 16 and 20.

The dwellings within the Close are of the same design and all have a mansard roof, and there are flat roofed and/or pent roofed sheds and garages in the locality.

Proposal:

This application seeks planning permission to:-

- Retro-fit the dwelling with facing brick work to the ground floor, as per no.'s 16 and 20 Nelson Close to all elevations;
- Replace rear ground floor window of the existing dwelling with bifold doors and other replacement fenestration;
- Demolish the existing detached side shed and construct a side extension and to use facing brickwork on external elevations;
- Provide a rooflight within flat roof of the side extension, the side extension will also include a door within the rear elevation and a door and window within the front elevation;

Consultations: None

Representations:

Sompting Parish Council: No objection

Objection 10 Nelson Close:

- The drawing of the house is incorrect as it is a Cornish unity type 1, the drawing does not support this;
- The outside render is only fibre board which was rendered and pebble dashed for cosmetic effect;
- The side extension should not be used as a boundary wall;
- It is stated that trees and hedges would not need to be pruned or removed if this work was done from my side of the fence this would not be true;
- Plus a lot more disruption

Relevant History: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Planning Assessment

Principle:

The proposal comprises upgrading a residential property 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 surrounding area.

Visual & Residential Amenity:

The existing detached brick shed measures approx. 2.1m wide x 3.6m long x 2.3m high. The replacement side extension will measure 3.2m wide x 4.4m long x 3.05m high.

The extension will thereby be slightly larger than the original shed by approx. 800mm in length and 750mm higher, but it will be no closer to the side boundary with no. 10 than the former shed.

The side extension will follow the same positioning as that of the existing shed, and will be as close to the mutual boundary with no. 10 as the existing shed is, but no. 10 has some hedging on their side which will continue to screen the structure. Also it is next to a part of the garden of no. 10 which is not directly seen from the dwelling as no. 10 has several outbuildings between it and the proposal.

The roof of the side extension will be flat as per the existing shed. Indeed as stated above, the dwellings within the Close are of the same design and all have a mansard roof, and the outbuildings are flat and/or pent roofed. The structure will thereby not be out of character with the Close, and will be in keeping with the appearance of the site and the surroundings. It will also be set back from the front elevation of the house.

The positioning of the new windows and doors will not face onto neighbouring properties, and although the side elevation of the new build will face to the hedging of no. 10, it would not be unreasonable to condition the limitation of windows in the side elevation of the new build in case the hedging should ever be removed.

Other dwellings within the Close have already undertaken the replacement of the cladding with facing brickwork (no.'s 16 & 20), thereby the facing brickwork will not be out of character with the street scene.

The occupants of no 10 have indicated concern that the new side wall of the extension will form a boundary wall but the plans indicate that a gap of approx. 150mm will be left between the external wall of the side extension and the boundary, no closer than the existing shed, thereby there will be no encroachment onto the neighbouring land and the existing hedge will remain.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials as specified
4. Windows

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 08.04.2022

Authorised by: Peter Barnett Date: 8 April 2022