Development Management - Delegated Officer Report

Application Number: **AWDM/0003/13** **Recommendation – Approved**

Site: **79 Upper Brighton Road, Sompting, Lancing, West Sussex**

Proposal: **Two storey rear and single storey side extension to form annexe accommodation for dependent relative including to re-build existing rear conservatory.**

Date of site visit: 8th and 29th January 2013

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 two storey and semi detached, with an existing rear conservatory and single storey lean to side extension with a small rear store. There is no off street parking to the front of the dwelling. Parking provision is within a lay by directly to the front of the row of eight dwellings on this stretch of road. To the rear of the dwelling there is a large rear garden with raised decking directly to the rear with steps down to a lawn at lower level.

Permission is sought to demolish the existing side lean to extension, rear store and conservatory and erect a two storey rear and single storey side extension. This is to provide annexe accommodation for a dependent relative. The application also includes the rebuilding of the existing rear conservatory at the same height and depth, although slightly narrower to allow the attached single storey extension to attach.

At ground floor level a wrap around extension to the side and rear is proposed. The rear extension is 3.4 metres deep. The side extension is 2.9 metres wide and has a half hipped roof with a maximum height of 3.5 metres. The side extension is set back from the front of the dwelling by 0.9 metres. The rear extension extends at first floor also, this element is 4.3 metre wide, 3.4 metres deep with a hipped roof to a maximum height of 6.8 metres.

The extensions will provide annex accommodation in the form of a utility, bathroom, living room and bedroom. At first floor a new bedroom is proposed in relation to the main dwelling. As stated above the conservatory is to be rebuilt and is also part of the main dwelling.

Consultations: - Adur and Worthing Councils: - Environmental Health has advised that a precautionary informative is required to be attached to any permission granted.

Representations: - No third party representations 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'
South East Plan (GOSE 2009): CC1, CC6, BE1
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 provision of annex accommodation is acceptable provided that the new accommodation is ancillary to the main dwelling and does not form a separate residential unit. There is an internal door linking the main house with the annex. 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 side extension is visible from the front of the dwelling. However the site is set lower than the dual carriageway to the front this will not be a prominent feature. It also replaces an existing lean to extension. The proposed extension is set back from the property frontage with roof design to match existing. It is subservient to the main dwelling and does not have any adverse impact on the street scene.

The eastern side of the dwelling is visible from the highway to the north east of the site. The single storey extension will not be visible from this angle due to the dense boundary hedge with the rear boundary of no. 77. The rear extension and proposed side window will however be visible. It is however not considered that the proposals will have any adverse impact on the character and appearance of the existing dwelling or street scene. Materials will be conditioned to match existing and the extension designs are keeping with the existing building.

Residential amenity

The main properties to be affected are those either side of the site, no. 77 to the east and no. 81 to the west. No. 77 has a large rear garden. A large single storey extension was built in 1999 (99/00114/FULL). Originally the plans submitted showed a window proposed on the side of the original dwelling to serve bedroom two. There was concern that this window would over look the garden of no. 77 and the rear extension where no direct overlooking currently exists. This window has been shown on the amended plans to be obscurely glazed and fixed shut with a top opening fan light. This removes any overlooking and loss of privacy to the occupiers of no. 77. There was concern that the outlook to the room would be substandard due to the need to obscure the bedroom window. It is however considered that, on balance, the proposed obscurely glazed window with opening fan light and proposed velux rooflight

would provide an acceptable level of accommodation. This is taking into consideration the need for the additional accommodation for a dependant relative and this being a second bedroom.

The first floor rear extension is set in from the boundary with the attached dwelling no. 81 by 3 metres. It extends 3.4 metres in depth. There is a bedroom window adjacent to the boundary at no. 81 at first floor and a dining room window at ground floor. Development Control Standard no. 3 'Extensions and Alterations to Dwellings' states that first floor rear extensions that are within 1 metres of a side boundary with an attached dwelling, should normally be no deeper then 2 metres, extensions abutting the boundary will not normally be permitted. In the light of this guidance and taking into account the distance from the boundary it is not considered that the proposed first floor extension will result in any loss of light or overbearing impact to the occupiers of no. 81 Upper Brighton Road.

As stated above the annex will be ancillary to the main dwelling and will be connected by an internal door. A condition is attached to ensure that the annex remains ancillary to the main dwelling as is not used as a separate unit of accommodation.

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) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. The bedroom window in the east side elevation of the dwellinghouse shall at all times be obscurely glazed and non-opening except that part which is above 1.7 metres above the floor of the room in which the window is installed.
4. The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of the property as a whole as a single dwellinghouse and shall not be used as a separate dwelling.
5. No windows or other openings shall be formed in the east or west side wall of the extension at first floor level.
6. Approved plans: -

   Proposals 02A - received 15th January 2013
   Proposals 03A - received 15th January 2013
   Existing details 01 - received 9th January 2013
   Site Plan – received 9th January 2013

Informatives

1. Land contamination
2. 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.

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

Case Officer: Hannah Barker Date: 6th February 2013

Authorised by: Jo Morin Date: 8 Feb 2013