Development Control – Delegated Officer Report

Application Number: AWDM/1468/13 Recommendation – APPROVE

Site: 115 Western Road Sompting Lancing West Sussex

Proposal: Rear extension to form granny annexe (Revision to AWDM/1401/12).

Date of site visit: 27 November 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site is located within Sompting on the western side of Western Road. A semi detached bungalow with parking to the side leading to a garage set back to the side and rear of the bungalow. There is also an existing single storey rear dining room extension.

Permission is sought to demolish the garage and construct an L-shaped single storey extension to provide a granny annex. The annex will be attached to the main house comprising of an enlarged footprint of the existing garage and rear extension. The extension would have a maximum depth of 11.3 metres on the north side with the main part of the annex 3.8 metres wide connecting to the enlarged dining room extension. It would be sited forward of the existing garage by 3.6 metres, and would be 0.75 metres wider and 2.6 metres longer than the existing garage.

The annex would provide a bedroom, lounge and shower room connected to the main house via a proposed utility.

The application is similar to that previously submitted and approved under reference AWDM/1401/12 but the existing single-storey rear (dining room) extension would extend deeper into the garden by 0.6m together to be 3.5m deep overall, with the addition of a lantern light on the flat roof. This will measure 2m x 1.1m and would be 400mm high.

Consultations: Sompting Parish Council support the application.

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’

National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The only considerations relate to the impact of increased depth of the dining room extension and lantern light upon the design and appearance of the proposal and neighbour amenity.

Design and appearance

The enlarged rear extension and lantern will not be visible from the frontage or general public vantage points. The scale and design of the proposals are not excessively large and will harmonise acceptably with the host dwelling.

Residential amenity

The attached bungalow to the south, No.113, has been enlarged by rooms in the roof including a large rear dormer, and a modest rear conservatory. The increased depth of the rear extension adjacent to the common boundary does not conflict with the above DC Standard and will have limited additional impact on the neighbour compared to that existing. The lantern light will be visible partly from the neighbour's upper floors but is sufficiently modest in scale to not materially harm their outlook. Being small, glazed and positioned on the extension roof, the light would lead to no loss of privacy or daylight.

Other considerations are as assessed under AWDM/1401/12 and there is no reason to arrive at a different decision.

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 NPPF.

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling etc
3. Windows on the south side of the annex hereby permitted shall be fitted with obscure glazing and be permanently non openable except for above 1.7 metre finished floor level.
4. No other openings in the annex extension hereby permitted except for those shown on the plans hereby permitted.
5. The annex hereby permitted shall be incidental to the main dwelling and shall not be used as a separate unit of accommodation.

6. Drawing No: JW/12/084 Date Received: 19th November 2013

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.

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

Case Officer: Lawrence Simmons Date: 19 December 2012

Authorised by: Jo Morin Date: 23 December 2012