Expiry Date - 30/08/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0939/23 Recommendation – APPROVE

Site: 22 Grafton Gardens Sompting West Sussex BN15 9SP

Proposal: Single-storey rear extension.

Date of site visit: 11/07/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application site is located on the eastern side of Grafton Gardens, a road which is characterised by uniform pairs of bungalows. A number of bungalows along Grafton Gardens have been converted to chalet style properties including the application site. The plots are long and thin with the bungalows having off road parking to the front and long rear gardens. Due to the long rear gardens there have been a large number of single storey rear extensions.

The property has been altered with two smaller front extensions and one larder box extension to the rear. There is also an existing rear extension to the property measuring 3m.

The neighbour to the north (no.24) has an outbuilding to the boundary which is used as a garage. The neighbour to the south (no.20) has a small extension of its own, as well as a garage on the far boundary.

Proposal

The application relates to a further extension to the rear of the existing single storey rear extension. The proposed extension will provide a further 3m extension, this will be stepped away from the boundary by approximately 1m. There are no windows proposed in the side elevations and to the rear there are to be some bi fold doors and large window.

Relevant Planning History

AWDM/0959/12 – Application for a Lawful Development Certificate for a proposed single storey rear extension. Application Permitted 14/09/2012

AWDM/1820/15 – Roof extension with hip to gable and rear dormer. Application Approved 09/02/2016.

AWDM/0185/17 – Rooms in roof with side hip to gable roof extension to north elevation and rear dormer to east elevation. Application Approved 12/04/2017.

AWDM/1668/19 – Side hip to gable extension to north elevation, rear dormer with Juliet balcony to east elevation and 2no. front dormers to west elevation. Application Permitted 18/12/2019.

AWDM/0765/23 – Householder application for permitted development for prior approval for a larger home extension to rear of property measuring 6m from rear wall of the original dwelling, maximum height 3.30m and height of eaves of the extension 2.65m. Withdrawn.

Consultations
None

Representations
None

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 (HCLG 2023)
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 located to the rear of the property as such it will have a limited impact of the visual amenity of the street scene or the wider locality. Due to the extension being moved approximately 1m to the north away from the shared boundary there will be, from the street scene, approximately 1m visible. However, with the existing gate and fencing providing a screening from the street scene.

The one metre that would be visible from the street is not considered to result in a significant impact on the street scene. As such the proposed extension is in accordance with the relevant planning policies of the Adur Local Plan.

Residential amenity

The amended proposal resulting in a 1m separation from the joint boundary is considered to result in a more acceptable impact on the neighbour (no.20). The original proposal was considered to result in an unacceptable overbearing impact on the neighbour. The amended scheme resultant of the

amendment has a reduced impact. The extension is proposed to be located within the centre of the plot. As such the impact on the neighbouring properties is reduced. As such the proposed extension, with relation to the neighbouring properties, is not considered to have an unacceptable impact. The neighbouring property to the north is separated by a driveway and has a blank side elevation in line with the proposed extension and a large outbuilding further down the boundary. This, together with the separation to the proposed extension, ensures there is no unacceptable overbearing or overshadowing.

The overbearing impact to the south is reduced to an acceptable level through the single storey nature and the stepping away from the boundary.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No windows on the north or south elevation of the extension.

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

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.

Case Officer:	Finlay Gardner	Date: 14/11/2023
Authorised by:	Peter Barnett	Date: 14 November 2023

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