Development Management - Delegated Officer Report

Application Number: AWDM/1631/18 Recommendation – APPROVE

Site: 69 Halewick Lane, Sompting

Proposal: Single storey side/rear extension to provide annex accommodation for family member, access ramp to front and side.

Date of site visit: 12th November 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey semi detached dwelling on the western side of Halewick Lane in north Sompting. As existing there is a single storey addition on the southern side of the property close to an open boundary with the property to the south. The ground levels increase to the north.

Consent is sought to remove the existing side addition and build a wrap around single storey extension with monopitch roof. The rear section of the extension projects 3 metres in depth and provides a kitchen dining room for the main house. The remainder of the extension to the rear and side forms an annex with bedroom, living room and kitchen, part of the original ground floor is to be altered to a shower room serving the annex. There is a separate entrance to the annex to the south side of the building, with ramp access to the front and side of the building. Amended plans have been received on request of officers which show an internal door between the annex and the main house, they also show a set back of the side extension by 0.5 metres. The applicant's agent has also confirmed that the annex is for the use of a family member.

Sompting Parish Council: - Support

Representations

None received

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 (July 2018)

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 side addition will be visible within the street scene it replaces an existing side extension. There are many examples of side extensions within the vicinity of the site, many of flat roof design. Amended plans were sought to set the side extension back by 0.5 metres. This was to allow the extension to appear subservient to the main building and improve the appearance of the street scene. This set back is consistent with a recent approval at no. 75 Halewick Lane, AWDM/1054/17. Although the extension provides annex accommodation with a separate side entrance when viewed from the street the proposal does appear as an extension and not a separate dwelling. The proposed ramp is to provide access for the family member whom will occupy the annex. This runs to the front and side of the extension. This will have no visual adverse impact and the needs of the occupiers are a material consideration in this case.

When considering the side and rear extensions as a whole they do not represent over development, they are subservient to the main dwelling and the monopitch roof is in keeping. Materials to be used will match existing.

Residential amenity

The main properties to be affected are those either side of the site. The attached dwelling to the north has a rear conservatory extension which is glazed on the side. The proposed extension will be built adjacent to this however it will be limited to 3 metres in depth. It will extend slightly beyond the adjacent extension and some light would be lost due to the windows on the side yet it appears that there are blinds on this side for privacy reasons, therefore the loss of light is limited and this impact would not be such to warrant a refusal in this case. A condition is attached to ensure that no windows are formed on the elevation adjacent to the attached neighbour.

To the south there is an open boundary with clear views toward the rear glazed extension at the neighbouring property. Also the limited space between the dwellings at the side means that any windows in the new extension will face directly onto the side elevation of the adjacent property. As there is an existing side addition at the application site it is not considered that the new side extension will give rise to any loss of light or overbearing impact in this case. The section to the rear does however project further than existing and the side elevation of the neighbours rear glazed extension will face directly onto the extension. It appears that curtains are used to screen the neighbours extension. As with the extension at the neighbour to the north this extension gains light from the rear and any loss of light here would not warrant a refusal.

There is a proposed side window and door serving the annex. To avoid any overlooking to the south the window is to be conditioned to be obscurely glazed and with a top opening fanlight only. A condition is also attached to

restrict any further openings on this elevation and to obscure glaze the door. The applicants or the adjacent occupiers could also consider adding boundary treatment if they wish to have greater privacy along this boundary as at present it is very open. The proposed extension does not worsen the current situation.

The internal door links the annex to the main dwelling and avoids any use of the floorspace as a separate unit of accommodation. A condition is attached to ensure that this is the case to avoid unacceptable intensification of the site which would be detrimental to the residential amenities of the adjacent occupiers and the character of the locality.

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 north or south elevation of the extension.
5. Side window and door to be obscurely glazed and top opening only.
6. The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of the property as a whole (as it exists at the date of this permission) as a single dwellinghouse and shall not be used as a separate dwelling. The internal link door shall remain in place at all times.

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

1. Proactive with amendments

Case Officer: Hannah Barker Date: 4th December 2018

Authorised by: Peter Barnett Date: 4 December 2018