Development Management - Delegated Officer Report

Application Number: AWDM/1016/15 Recommendation – Approve

Site: 17 Rectory Walk, Sompting

Proposal: Single-storey extension to side (north) and rear (west) elevation.

Date of site visit: 21 July 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to an end of terrace house. The property fronts a green area and is inaccessible to traffic. To the north, at right angles to the site there is a line of further terraced houses separated from the site by a path. The garden is currently screened by a closeboard fence running to the north and a line of tall conifers along the northern boundary. The front garden is open with no means of enclosure on the NE corner.

It is proposed to construct a single storey extension to the north side of the dwelling which will wrap round the rear to link in with an existing extension. That extension is also to be increased in depth at the rear. The proposed extension will measure 4m wide and 9.3m deep along the north elevation, set back from the front of the house by 2.5m. At the rear, it will be 3.5m deep and set off from the shared boundary with the attached property by 2.1m. It will be flat roofed to a height of 2.7m.

Relevant site history:

None

Consultations

Sompting Parish Council: Support the application

Southern Water: Development is close to a sewer. Applicant is advised to contact Southern Water.

Representations:

None received

Relevant Planning Policies

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 (March 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 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 plans have been amended from the original submission to move the extension further back from the front of the house in order to maintain the open character in the street scene. The amended plans ensure that the extension is sufficiently subsidiary in the street to the main house to not appear unduly prominent. The existing conifer trees on the north are to be retained to screen the extension from the path and houses beyond.

Residential amenity

The houses to the north are sufficiently distant and screened by the conifer hedge to not be adversely affected by the proposal. At the rear, the proposed extension will project 3.5m but will be 2.1m off the shared boundary with No.15 to the south. While the depth of the extension may slightly breach a 45 degree line measured from the nearest ground floor window of No.15, its relatively limited depth (which complies with the Council's standards) and its position north of the neighbour, ensures that it will not cause significant harm to neighbouring residential amenities.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling etc
3. No windows or other openings in south side wall of the extension other than approved
4. Permission relates to approved plans
5. Ancillary accommodation only

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: Peter Barnett Date: 10 September 2015

Authorised by: Gary Peck Date: 10 September 2015