Development Control – Delegated Officer Report

Application Number: AWDM/0200/15 Recommendation – APPROVE

Site: 8 Langdale Close, Sompting

Proposal: Front and side extension to detached garage; conversion of garage to a bedroom and ensuite to attach to south and west elevation

Date of site visit: 24.02.2015

Neighbours checked: Y

Additional neighbour notifications: Y (Amended plans 10 days)

Proposal, Site and Surroundings

The application property is located at the southerly end of a small residential cul de sac which is characterised by detached and semi-detached bungalow properties. The application property is a detached brick built bungalow which has been extended with a single storey extension to the southerly side and a conservatory extension to the rear. In the north-easterly corner of the application site there is a detached single storey brick built garage which has a flat roof.

The proposal seeks planning permission to convert the existing garage to a bedroom with ensuite bathroom and construct single storey extensions to the south and west with a new pitched roof over the whole structure. The proposed extension would extend 3.2 metres further to the west and 1.8 metres further to the south. The total height of the proposed extension would measure 4.5 metres with the new pitched roof. The exterior walls of the extensions would incorporate brickwork to match the existing garage and house and the roof tiles would match the existing bungalow.

Amended plans have been received during the consideration of this application which have changed the design of the easterly aspect of the proposed extension from a gable end to a hipped roof.

Planning History:

S/6/98 – Planning permission granted for a Single-Storey Extension on South Side and Car Port on North Side in 1998.

S/15/93 – Planning permission granted for a single storey conservatory in 1993.

Consultations:

Sompting Parish Council support this application.

Representations:

No letters of third party representation 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

There is no objection in principle to the proposed development which involves extensions to an existing dwelling house. The main issues considered in this assessment include the impact on the visual amenities of the area and to the occupiers of neighbouring properties in terms of loss of light, privacy and outlook.

Visual amenity

The proposed extensions and addition of the pitched roof to the existing garage structure would increase its visual prominence from the road, particularly when standing at the southerly end of the cul de sac. The proposed westerly extension would extend an additional 3.2 metres further to the front of the property; however the proposed extension would still be set back 8.1 metres from the front wall of the original bungalow which would lessen the visual impact of the addition when viewed from the street scene perspective. The height of the existing garage would be increased from 2.5 metres to 4.4 metres and would include the addition of the pitched roof. The proposed pitched roof would mirror the pitched roof of the existing bungalow and the ridge height would be set down 0.8 metres from the ridge of the original bungalow, the extension would therefore appear as a smaller subsidiary element to the existing bungalow.

The brickwork on the bungalow and garage are similar in terms of colour and appearance and the exterior walls of the extended and converted garage would match those of the existing buildings on the site. It is therefore considered that the proposed extensions would remain sympathetic in terms of scale, design and appearance with the existing bungalow and would not adversely affect the visual amenities of the residential road.

Residential amenity

The neighbouring occupiers that would be most affected by the proposed extensions are located in the neighbouring bungalow properties to the north (7 Langdale Close) and to the east (102 Cokeham Lane).

Light and outlook

The existing garage abuts the 2 metre high close boarded boundary fence to the east and north of the application site. As a result the extended structure would sit in close proximity to the neighbouring rear gardens and properties comprising 7 Langdale Close to the north and 104 Cokeham Lane to the east. In terms of outlook the extended and converted structure would be more visually prominent when viewed from the rear garden of 7 Langdale Close due to its increased length and height. However, the existing boundary fence would still provide screening of the majority of the extension and the main part that would be visible from above the fence line would be the pitched roof which would slope away from the neighbouring property and would lessen the impact of the structure in terms of loss of light to the neighbouring garden.

Beyond the 2 metre high close boarded fence to the east there is a row of planted trees which are located in the easterly neighbouring garden and extend above the boundary fence. A distance of approximately 8.5 metres would be located between the proposed extension and the easterly neighbouring bungalow. However, the neighbouring property has a relatively shallow rear garden and it was considered that the original design of the extension which incorporated a gable wall to the easterly end of the extension would have affected the outlook and created a greater sense of enclosure from the neighbouring bungalow to the east. Following liaison with the Planning Agent amended plans have been received which have altered the gable end to a fully hipped roof to the easterly end of the extension. The hipping of the roof lessens the visual prominence and overbearing impact in terms of the increased height of the extension to the easterly neighbouring bungalow.

Privacy

There would be no windows incorporated in the northerly or easterly walls of the proposed extensions and there would be no loss of privacy to the neighbouring bungalows at 7 Langdale Close and 102 Cokeham Lane. The proposed window to the west would look down the driveway of the application property and would not directly face the northerly neighbouring bungalow.

A set of bi-fold doors are proposed in the southerly wall of the proposed extension and these would face into the rear garden of the application property and therefore not cause any overlooking to the neighbouring amenity of occupiers located in the bungalows to the east of application site.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 Year Time Limit

2. Approved Plans

3. Matching Materials

4. No additional windows (northerly or east elevations)

Informative

1. Proactive Statement - Amendments

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

Case Officer: Rebecca Tier Date: 27th March 2015

Authorised by: Peter Barnett Date: 27 March 2015