Development Control – Delegated Officer Report

Application Number: AWDM/1653/18 Recommendation – APPROVE

Site: 8 The Martlets, Sompting BN15 9SS

Proposal: Single storey rear extension

Date of site visit: 06.12.2018

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application relates to 2 storey middle of terrace dwelling within a cul-de-sac. The property is not within a Conservation Area nor is it a Listed Building and there are no protected trees on site.

There is a passageway between the application site and its neighbour, no. 9 The Martlets, which leads to the rear of no. 9. This passageway also leads to a rear door relating to the application site.

Proposal:

The proposal seeks permission to infill a gap on the ground floor. Currently the gap is an entrance way into the property, accessed via the passageway to the side. The gap is rhombus shaped and the 2no. rooms contiguous with it i.e. a kitchen and a dining room. It measures approx. 1.3m next to the dining room; approx. 1.8m next to the kitchen; and the shortest wall is approx. 700mm, The fourth side is a gate leading to the passageway.

Consultations: None

Representations: Sompting Parish Council:
Customer made comments in support of the application.

Relevant Planning History:

S/99/79 Enlargement to extension at rear and front porch.
Approved 30.10.1979

Relevant Planning Policies:

Adur Local Plan 2016: Policy 15
Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area.

Visual Amenity

The gap cannot be viewed from outside of the site; it is purely an internal space.

Planning history shows that the angled section of the kitchen was a later addition, and it seems that the extension did not link with the rear wall of the host dwelling as not only is there a side gate at this point, but also because there are drains.

The application seeks to infill this small gap, and redirect/relocate the drains. The drain situation is a building control matter, not a planning matter.

The development will also see the bricking up of the side gate, thereby removing access to the side passageway.

The small infill will create a better functioning space for the existing kitchen.

Residential Amenity

The only residential property that could be affected by the proposal would be the neighbouring property next to the passageway, no. 9 The Martlets. It is not considered that the loss of the gate, and the replacement of the gate with an integrated wall, will adversely affect the residential amenities of No.9.

Recommendation

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Materials to match existing

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

Informatives

1. Approved without amendment

Case Officer: Eve Hearsey Date: 08.01.2019

Authorised by: Peter Barnett Date: 8 January 2019