Development Management – Delegated Officer Report

Application Number: AWDM/0874/19 Recommendation – APPROVE

Site: 94 Cokeham Lane, Sompting

Proposal: Part single/part two storey rear extension to west elevation.

Date of site visit: 14.03.17 and 2.07.19 (GP)

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application site is a detached rendered, painted cobble stone dwelling with slate tile roof. It is somewhat anomalous in the street being surrounded by modern dwellings. Its historic interest has been undermined by the introduction of uPVC windows. It is however not listed nor is it within the conservation area. There is a public footpath directly adjacent to the boundary of the dwelling to the north.

Consent was originally granted under AWDM/0144/17 for a two storey addition 4 metres in width, four metres deep, 5.7 metres high with a full ridge. The extension was shown to be finished in render with slate tiles to match existing with sympathetically proportioned windows, cill detailing and exposed roof rafters. Following this, consent was sought and granted for an amendment to the roof form from a full single ridge to a dual pitch with valley (AWDM/0744/17). The extension was increased in width to 6.7 metres also. (4 metres in width was originally approved). Following this, a more unsympathetic proposal was submitted (AWDM/0711/18) and withdrawn following officer advice that the application would not be supported.

The current application seeks consent for a two storey rear addition 4 metres in depth (the same as that approved.) This extension is increased in width to 6.1 metres (4 metres was previously approved.) This shows a ground floor extension with bedroom and ensuite above. The first floor section is smaller at 4.9 metres wide; there is a sloping glazed roof at ground floor. The ridge of the extension is slightly set down from the main ridge of the building.

Representations: none received.

Sompting Parish Council: - The Council considers the proposed development to be out of character and scale.

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 (February 2019)

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The proposed extension is to the rear of the building; however due to its position adjacent to a public footpath and it being two-storey it will be visible within the street scene and surrounding area. The rear and side of the site can be viewed from the public footpath which wraps to the side and rear of the site.

On balance, despite this being a large rear addition, it is considered acceptable. It proportionately relates to the existing dwelling and the pitched roof is slightly set down from the main ridge height therefore considered subservient. The design detailing and finish to match existing is considered acceptable here. Although the two storey addition as previously approved is preferable to this current scheme, due to its smaller scale and simplified, lower roof form, there would be no planning grounds to refuse the current scheme. The extension remains subservient and design detailing is proposed to complement the existing building form and character. Bearing in mind the building is not listed and is not within a Conservation Area it is considered there are insufficient grounds to warrant withholding planning permission.

Residential Amenity

As with the consideration of the previous proposal, due to the position of the extension adjacent to the northern boundary of the site it is not considered that the dwelling to the south, no. 96 will be impacted due to the distance between the extension and the neighbouring dwelling being approximately 14 metres. There are no windows facing south at first floor only ground floor French doors, a condition is attached to ensure that this remains the case.

To the north no. 90 is approximately 9 metres from the proposed extension. The public footpath is between the two dwellings. There is a first floor flat roof dormer with clear glazed windows at no. 90 facing south toward the side elevation of the application site. The existing windows serving the dormer will have direct views to the side of the proposed extension. However, it is considered that there will be no overlooking as no windows on the proposed extension face north and a condition is attached to ensure that this will remain the case. The extension will not give rise to any significant loss of light or overbearing impact to the dwelling to the north.

Recommendation

APPROVE

1. time limit
2. materials to match including design detailing.
3. no openings on north elevation or south
4. Approved plans

informative

1. proactive no amendments

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

Case Officer: Hannah Barker Date: 8th July 2019

Authorised by: Peter Barnett Date: 8 July 2019