Expiry Date : 17/06/2022

Development Management – Delegated Officer Report

Application Number: AWDM/0591/22 **Recommendation – APPROVE**

Site: **51 Greentrees Crescent, Sompting, West Sussex**

Proposal: **Householder application for permitted development for prior approval for single storey extension to rear of property measuring 4m from rear wall of the original house, maximum height 2.85m and height of eaves of the extension 2.55m**

Date of site visit: 29.03.22

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

- **Application Site:** refers to semi-detached 2 storey dwelling with off road parking and side access to a side and rear garden.
- **Character:** residential
- **Site Levels:** flat

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

The application proposes:

- Single storey extension to the rear measures 4.7m wide, 4m deep at a height of 2.85m and eaves height of 2.55m
- The proposal would provide an open plan kitchen and living space
- The extension would be finished in hardie plank cladding matching the existing dwelling.

Relevant Planning History:

None required

Consultations:

None required

Representations:
One neighbour representation from No.53 Greentrees Crescent who raise the following comments:

- Would like to reach a compromise on an extension that does not excess 3m – therefore would be less intrusive.

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 2021)
- WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The proposed extension is to the rear and side of the property.

This is a revised application where the depth of the extension has been reduced by 500mm. This is considered as an acceptable improvement to the design as the scale would not interrupt the 45 degree angle into the rear kitchen at no.53 and therefore would not restrict light into the amenity space of the neighbouring occupier.

The proposal is subsidiary in form and scale and would be finished in materials to match the existing building. There would be no adverse impact on the character of the property or the visual amenities of the locality as a result of this application.

Residential Amenity

The representation of No.53 Greentrees Crescent is noted. Officers considered an acceptable improvement to the design would be to reduce the depth by 500mm. This has been seen as not interrupt the 45 degree line into the rear kitchen at no.53 and therefore would not restrict light into the amenity space of the neighbouring occupier, which itself has a rear extension.

Therefore there would be no significant detrimental impact on the residential amenities of adjacent occupiers as a result of this application.

To the rear is the blank side gable of 19 The Deneway. To the west is the road so no other neighbours are affected.

Recommendation

APPROVE subject to Conditions:-

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1. Drawing Numbers
2. Standard time limit
3. Matching materials

Informative

The Local Planning Authority has acted positively and proactively without amendment 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.

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

Case Officer: Stuart Corbey Date: 14 June 2022

Authorised by: Peter Barnett Date: 14 June 2022