Expiry Date - 11/08/2022

Development Control – Delegated Officer Report

Application Number: AWDM/1037/22 Recommendation – APPROVE

Site: 5 Garden Close Sompting West Sussex BN15 9SZ

Proposal: Single Storey Rear Extension (part retrospective)

Neighbours checked: Y

Additional neighbour notifications: **N**

Proposal, Site and Surroundings

The application relates to a terraced property located on the northern side of Garden Close, Sompting. There is a detached outbuilding located to the rear of the property and sited in the garden area which is the full width of the garden and has a flat roof. At the time of the site visit (08/07/22) part of the proposal had been started. From the rear of this extension the garden levels rise upward.

The property at No. 4 is an end of terrace which is sited 2.3m away from the subject property.

The adjoining property at No. 6 is a mid-terrace with no extensions to the property.

The surrounding area is residential with mainly terraced properties.

The proposal is for a single storey rear extension which will measure 3.5m in depth, 4.6m wide and 3.4m in height with a pitched roof and one roof light.

Relevant Planning History:

In 2021 planning permission AWDM/0743/21 was granted for a lawful development certificate for proposed single-storey rear extension to the north elevation.

Consultations:

Sompting Parish Council were notified of the planning application – No objection.

Representations:

There were 2 properties notified of the planning proposal. At the time of writing this report there was one letter with concerns, however these are not considered planning considerations for refusal.

- Relocation of manhole
- Not built to planning permission (this refers to the previous planning application AWDM/0743/21)
- Garden used as storage by the applicant
- Hole left in garden

Relevant Planning Policies

Adur Local Plan 2017 – Policy 15

'Supplementary Planning Guidance 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 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 and the effect on the character and appearance of the dwelling and its surroundings.

Visual Amenity

The subject property is located on the northern side of Garden Close, Sompting and is an end of terraced property. The extension is to the rear of the existing two storey property and therefore will not be visible within the street scene. It will project 3.5m from the existing rear elevation. The property at No.4 is set away from its boundary by 1.5m and the overall distance between the proposed extension and No. 4 will be 2.3m.

The property at No. 6 is located on the eastern side of the subject property and currently does not benefit from being extended. In taking this into consideration the proposal by way of its size, design and location the extension will be in keeping with the character and appearance of the building. Further the materials to be used will match the existing property. It is considered that the proposal will not impact on the visual amenities of the subject property, the character of the neighbouring properties or the street scene.

Residential Amenity

There would be no adverse impact on the residential amenities of the adjoining occupiers at No 4 or No. 6 as a result of the proposal as the proposed extension will be in line with this council's guidelines (SPG Development Management Standard No. 2 'Extensions and Alterations to Dwellings') on single storey rear extensions and the extension will be built in

materials to match the existing property. There are no windows proposed on either of the elevations to each side. The adjoining occupiers either side would not be unduly affected by the shadowing from the suns orientation as the subject property is sited west of No. 6 and is set away from No.4 by 2m+. the affected It is considered that there will be no overlooking issues nor will the proposal affect the privacy of the adjoining occupiers at No's 4 and No. 6 as the door to the proposal will face into the garden area.

Highways and Parking

The parking arrangements to the front of the property remain unchanged and are not a consideration of this proposal.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Matching materials

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

Case Officer: J. Price Date: 22nd July 2022

Authorised by: Peter Barnett Date: 22 July 2022