Expiry Date - 21/03/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0098/23 Recommendation – APPROVE

Site: 27 Abbey Road Sompting West Sussex BN15 0AB

Proposal: Proposed rear and side single storey extension

Date of site visit: 16/02/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application property is situated on the west side of Abbey Road within a low-scale residential area. The property is a detached bungalow comprising white render elevations and a tiled hipped roof, set back from the public realm behind a tall hedgerow which borders part of the curtilage of the property and acts as a boundary separating the neighbouring properties No. 25 to the south and No. 29 to the north.

To the front and side (north) of the dwelling is hardstanding and to the rear is a moderately sized garden space with a shed flanking the property and outbuilding to the rear.

The application property is notably of a smaller footprint compared to the adjacent neighbours'. No. 25 to the south exhibits an extension to rear with front and rear dormers. No. 29 to the north exhibits a rear conservatory and garage abutting the boundary with the application property.

Proposal:

Permission is sought for a single-storey side (north) and rear (west) extension comprising elevations of white render to front (east) and side and timber cladding to rear. The roof would be faintly sloped and comprised of grey roofing felt with 3No. roof lights, and the doors powder coated aluminium.

The proposed extension would project approximately 3.1m from the side and 5.05m from the rear with a 0.5m roof overhang. The extension would have a maximum width of approximately 9.5m, maximum depth of approximately 8.6m, and maximum height of approximately 3.3m (3.5m at roof light), sloping to 3.1m at eaves height.

The only openings proposed are the doors to the rear and garage style door/ shutter to the front.

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Representations: None received.

Consultations:

Sompting Parish Council: No objection to this application.

Relevant Planning History:

Planning permission granted at the neighbouring property to the south at No.25 Abbey Road for prior approval for single storey rear extension measuring 5m from rear wall of the original dwelling, maximum height 2.56m and maximum height of eaves 2.56m under AWDM/0239/15, decision issued 02/04/2015 [Prior Approval Not Required].

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Planning Assessment

Principle

The proposal comprises upgrading a residential property located within the built-up area and can be supported in principle. The relevant issues are the effects on the character and appearance of the surrounding area and the effects on the amenities of neighbouring residential occupiers.

Visual Amenity

Only the side profile of the extension would be readily visible from the public realm, and this would only be via a small opening between the hedgerows fronting Abbey Road. The tall hedgerows would obscure the development from further areas. The extension would not appear dominant in the street scene, nor would it detract from the character of the dwelling and wider area by virtue of its siting, design, and scale.

Whilst it is acknowledged that the extension is of a generous size and would significantly increase the overall footprint of the dwelling, it would be set well back from the front of the dwelling and would therefore not appear unacceptably utilitarian. The proposed scale, massing, and form of the development is considered acceptable owing to the areas context and notable generously sized rear garden.

There are multiple examples of rear extensions similar in nature to what is being proposed here along Abbey Road. The inclusion of the side projection would not warrant refusal on visual amenity grounds.

Residential Amenity

The most affected properties would be the adjacent neighbours to the south (No. 25 Abbey Road) and north (No. 29 Abbey Road).

The side extension would result in the decrease of the existing gap to the boundary with No. 29 by approximately 2.1m, leaving a gap of approximately 0.9m at narrowest. Although it is acknowledged that there would be some loss of daylight and sunlight to the neighbour's side windows, driveway, and rear patio as a result of this, the impact would not be unacceptable, owing in part to the presence of the existing shed and neighbour's garage.

It is of note that the application property's rear building line is currently set behind the adjacent neighbours'. Whilst the rear extension of 5.05m is notably deeper than what is advised in the Council's DM Standard (3.5m) and would result in a projection beyond these building lines, it would not project 3.5m beyond the neighbouring extension virtue of the plot size and layout of these bungalows. Therefore, the proposed extension would not give rise to concerns in relation to an overbearing form of development.

The extension would result in loss of light for the side facing (north) window of the extension at No. 25, however, this is not considered to be to an unacceptable degree by virtue of its orientation and windows to the rear which would sufficiently admit light for the dwelling.

No unneighbourly overlooking would occur as there are no proposed openings on the side elevations.

Other Matters

The hedgerow bordering No. 29 to the north would be cut back in order to carry out the proposal. These works are considered acceptable.

Although the applicants have indicated that no other trees or hedges would need to be removed or pruned in order to carry out the proposal, it is likely the vegetation bordering the boundary to the south with No. 25 would have to be partly or wholly removed. In the event removal of this vegetation is necessary the applicants are urged to consider planting replacements elsewhere in the garden.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans

2. Standard Time Limit
3. Materials
4. No Windows Side Elevations

Informatives:-

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

2. Should it be found to be necessary to remove any existing trees, the applicants are encouraged to consider planting replacement(s) elsewhere in the garden in the interests of enhancing biodiversity and mitigating the adverse effects of climate change

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

Case Officer: Jason Albon Date: 21.03.2023

Authorised by: Peter Barnett Date: 21 March 2023