Development Control – Delegated Officer Report

Application Number: AWDM/0938/20 **Recommendation APPROVE**

Site: **9 Hamble Road, Sompting, BN15 0ES**

Proposal: **Retrospective application for retention of extension to rear elevation**

Date of site visit: 14.08.2020

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a two storey middle of terrace dwelling, with the row of four being staggered in form, no.'s 7 & 9 being stepped back from no.'s 11 & 15. No. 7 & 9 are also considerably stepped back from the highway, and have a greensward between them and the pavement area.

The original housing development was built circa 1970's, and the dwellings had existing single storey rear brick extensions which it seems were originally sheds/outbuildings to the single dwellings properties, but over the years have been converted to living accommodation for each of the dwellings, and some have been extended.

The site is not within a Conservation Area and the property is not a Listed Building

Proposal

The application seeks retrospective planning permission for the updating and widening of the existing rear extension to fill the gap between it and the neighbouring property no. 7.

The whole extension measures 3.5m deep x 5m wide x 3.28m high which includes the glazed roof lantern; the height to the eaves is 2.7m

Relevant Planning History: None

Representations:

Sompting Parish Council: No objection

Relevant Planning Policies

Adur Local Plan policies: 1, 15
DM Standard No.2 SPG - Extensions and alterations to dwellings

National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed development to provide a single storey rear extension.

The key concerns would be the effect on the character of the area and existing residential amenities of neighbouring properties.

Visual Amenity

The works to provide the rear extension have already taken place, and Section 73A of the Town & Country Planning Act provides, among other things, for retrospective planning applications to be made in respect of development which has been carried out without permission, and for applications for planning permission to authorise development which has been carried out without complying with some planning condition.

The extension itself has been largely built in the same dimensions as the existing outbuilding i.e. the south-east elevation is in the same position, and the rear elevation is also in the same position. It is the north-west elevation and the height that has been amended from the original build.

The north-west elevation now comes to the mutual boundary with no. 7 and the height of the structure has been raised in order to comply with the insulating requirements of the Building Regulations, and there is also the additional height of the glazed roof lantern. The height of the extension is 2.7, but the combined height to the roof and the lantern is shown on the submitted plans to be 3.28m.

Visually therefore, the neighbouring property at no. 7 has a boundary height of 2.7m, being 700mm above a boundary that could be erected without planning permission. No 7 has a window close to the boundary and therefore the boundary height of 2.7m with a length of 3.5m is a noticeable change from the original fence height.

But because the structure sits to the north-east of no. 7, and having regard to the orientation of the sun, it is considered that there will be limited over-shadowing resulting from the build. Therefore, on balance, it is considered that the extension is acceptable.

Recommendation

APPROVE subject to the following condition(s)

1. Approved plans
2. No windows in northwest side elevation facing no. 7

Informative

1. Approved without amendment

Is recommendation contrary to letter(s) of representation N

Case Officer: Eve Hearsey Date: 19.08.2020

Authorised by: Jo Morin Date: 20.08.2020