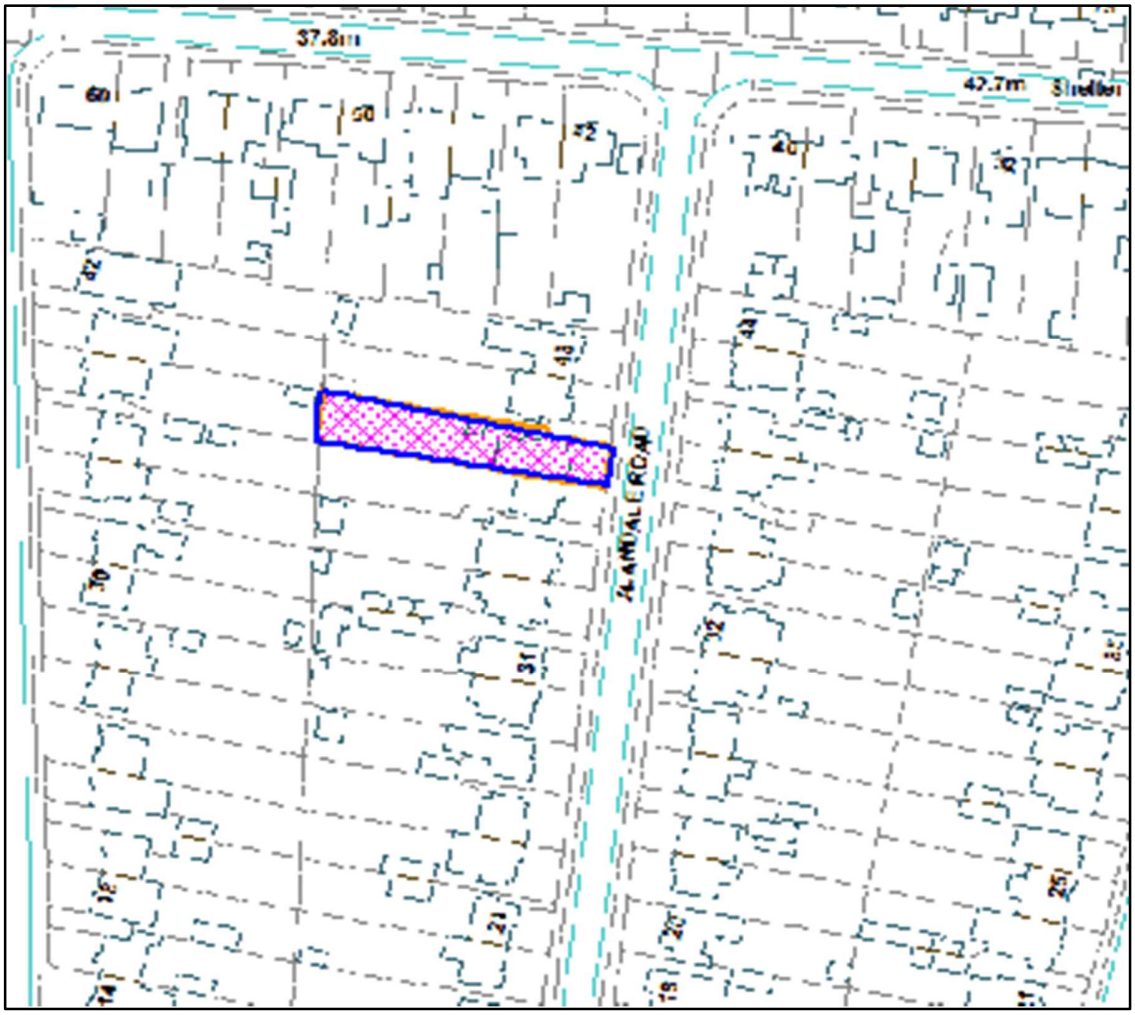
Application Number:	**AWDM/0719/21**	**Recommendation - REFUSE**
Site:	**39 Alandale Road, Sompting, Lancing**	
Proposal:	**First Floor Rear Extension**	
Applicant:	Sophie Bowden-Caldwell	Ward: Cokeham
Agent:	Jaimie Blomqvist	
Case Officer:	Hannah Barker	



Not to Scale

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Proposal, Site and Surroundings

The application relates to a semi-detached chalet bungalow on the west side of Alandale Road in north Sompting. The property has already been developed with a hip to gable roof extension with rear dormer and single storey rear extension. There are no planning records for such works and it appears to have been carried out under permitted development. There is off street parking to the front of the bungalow.

Consent is sought to add a first floor rear extension above the existing single storey extension to extend from the existing rear dormer and connect with the existing roof space. The first floor projection will follow the same height as the existing dormer, projecting inline with the ground floor extension. It will be built up to the boundary with the attached dwelling. The ground floor projection is 3.1 metres and at first floor from the ridge a total of 6.8 metres. The plans show the extensions to be built with tile and render to match existing.

Representations

None received

Relevant Planning Policies and Guidance

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)

Relevant Legislation

The Committee should consider the planning application in accordance with:

Section 70 of the Town and Country Planning Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The first floor addition will be visible from the street when approaching from the north due to the spacing between the properties, the change in levels and the scale of the proposed development. The development will also be visible to the rear from surrounding neighbouring properties. In terms of its scale, bulk and design it will be an incongruous and unsympathetic enlargement which will represent poor design and over development. It will be out of character with the existing bungalow by effectively extending the existing dormer over the ground floor extension to form a full first floor addition to a chalet bungalow. Such development is detrimental and would set a precedent for further similar development on other chalet bungalows within the vicinity which would cumulatively be significantly harmful.

To the north the neighbouring bungalow has a large first floor addition of similar design to that proposed here. There is no planning record for this development other than reference to extensions in 1977. It therefore does not set a precedent or justify the form of development proposed in this case. The existing adjacent extension is of poor design, a clear example as to why this form of development is harmful. It can be seen in the street scene as a large feature detrimental to the character and appearance of the area. The proposed development combined with this adjacent, imposing building will result in a severely detrimental outcome therefore this proposal should be resisted.

It is noted that within this locality there are various extensions and alterations that have taken place to most bungalows with many large front and rear dormers visible and single storey flat roof additions. This is the general character of the area, however this does not set a precedent or allow for the large-scale, unsympathetic development proposed here which is of a different form and scale than the current surrounding built environment.

Residential amenity

The rear extension will be visible from properties either side and to the rear of the application site. In the case of the attached bungalow to the south this is at a lower level and there are no additions to the rear. The proposed first floor addition will result in an imposing and overbearing form of development, to the detriment of the occupiers of this neighbouring bungalow due to the excessive scale, depth and height of the extension.

To the north is the large-scale development as mentioned above and there is spacing between the properties. There will be no adverse impact upon the amenities of the occupiers of this adjacent property. However the proposed development will be a large imposing feature when viewed from the neighbouring garden.

Recommendation

REFUSE for the reason(s):-

The proposed first floor extension due to its height, bulk, scale and design will result in an incongruous and unsympathetic form of development which will be detrimental to the character and amenities of the local environment. It would set a precedent for further

development which would cumulatively have a severely harmful impact thereby conflicting with policy 15 of the Adur Local Plan.