Development Control – Delegated Officer Report

Application Number: AWDM/1814/19 Recommendation APPROVE

Site: 21 Peveril Close, Sompting, BN15 0BP

Proposal: Two storey pitched roof rear extension.

Date of site visit: 09.01.2020

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application site is a two storey end of terrace 3 bedroom dwelling positioned on the south side of Peveril Close. The dwelling is brick faced with smooth red bricks on the ground floor and darker red/brown brick to the first floor. The street scene comprises groups of terraced dwellings of similar design and similar shading of bricks.

Both entrance doors to the property have steps leading up to them. No. 21 has a single storey rear extension

Proposal

The application seeks permission to infill a corner of the dwelling between the existing rear extension and the side elevation, with a two storey hipped roof extension, measuring some 2.7m x 3.4m x 6.7m high

Relevant Planning History: None

Consultations:

Sompting Parish Council: No objection

Representations: None received

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 two storey, pitched roof extension.

The key concerns are the effects on the existing and residential properties, together with the visual amenities of the locality

Visual Amenity

The site is within the built-up area although it is abutting open farm fields (allocated for development in the Local Plan). The proposed two storey extension will be to the rear of the property but is visible from Loose Lane to the south east. It is a subservient addition which will not harm the character or appearance of the dwelling or its surroundings.

Residential Amenity

The proposed extension will allow a first floor bathroom by way of converting an existing bedroom; and to provide a new bedroom to replace that lost.

No. 21 sits forward of its adjoining neighbour no. 22 to the east and other neighbour to the west no. 20.

No. 22 has a recess and what appears to be a kitchen window within the recess. The proposed two storey extension will be some 4.5m from the window and has a single storey extension between the proposal and the neighbour; therefore it is not considered that the proposal will detrimentally affect the visual amenities of no. 22.

No. 20 to the west is separated by the side boundary fence. It also has a recessed rear section which is handed to no.21's recess. Because of the position of the dwelling to the application site, the proposal will be facing onto the side flank wall of no. 20, thereby not resulting in any unacceptable loss of visual amenity to that property. A proposed first floor window within the existing house at No. 21, to serve the new bathroom, is to be obscure glazed.

It is not considered that the extension would unacceptably affect the existing residential amenities of either of the neighbouring properties.

Recommendation

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Materials to match existing
4. No windows in first floor east or west elevations.

Informative

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 15.01.2020

Authorised by: Peter Barnett Date: 15 January 2020