Development Management - Delegated Officer Report

Application Number: AWDM/0332/21 Recommendation – APPROVE

Site: 25 Hamble Road, Sompting, BN15 0ES

Proposal: Single storey rear extension

Date of site visit: Assessment has been assisted using the Applicants plan; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a detached bungalow, situated on the north side of Hamble Road. The site is not rectangular, but has a squeezed section on its western side boundary. Next to the western boundary is a pedestrian alley which goes up to and around the rear of the neighbouring flats.

No. 25 Hamble Road has previously been extended by way of a rear conservatory.

Proposal:

The application seeks permission to replace the small rear conservatory extension with a larger 'L' shaped rear extension measuring at its largest, some 5.3m deep x 6.7m wide x 2.7m high

Representations: Sompting Parish Council : No objections

Consultations: None

Relevant History: None

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 2019

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 surrounding area.

Visual & Residential Amenity

Because of the diminishing width of the side boundary, there is limited space to allow a rear extension across the full width of the dwelling in the normal way. Instead, the application has had to step the extension away from the side edge of the dwelling twice.

The dwelling is approx. 7.8m wide and the first section of the proposal will be some 6.7m wide, with the second section of the proposal being some 4.7m wide.

Because the extension is to the rear and has a side garage, the proposal will not be readily viewed from the street.

The flats, no.'s 21 and 23 to the west will be able to see the proposal, but it will be at an oblique angle and be some 11m distant, therefore it is not considered that the proposal will result in any material loss of visual or residential amenities on the occupants of the flats.

The property to the rear, no. 2 Northgate Close, will be able to view the extension, but it is some 22m from rear elevation to rear elevation of the dwellings, which will be reduced down to approx. 16m between the rear of no.2 Northgate and the proposal. This distance is considered acceptable so as to not result in unacceptable overlooking etc.

The remaining property that could be affected by the proposal is the direct neighbour to the east side, no. 27 Hamble Road. The extension will be some 1.1m from the mutual boundary with no. 27, and no. 27 has a flat roof garage onto the boundary with the application site, thereby the side elevation of the proposed extension will be approx. 4m distant from the side elevation of the dwelling proper at no. 27. It is thereby considered that the proposal will not materially harm no. 27 by way of overshadowing, including loss of daylight, overlooking or overbearing.

Further, there will be some 9m in depth of rear garden remaining following the construction of the extension, which is considered an acceptable resultant garden amenity area.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials
4. Windows

Informatives:-

1. Approved without amendment.

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

Case Officer: Eve Hearsey Date: 19.04.2021

Authorised by: Peter Barnett Date: 19 April 2021