Development Management - Delegated Officer Report

Application Number: AWDM/1603/21 Recommendation – APPROVE

Site: 37 Boundstone Lane, Sompting, Lancing, BN15 9QL

Proposal: Single storey rear extension with raised patio.

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

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application site is located on the west side of Boundstone Lane, and is a hipped roof, semi-detached dwelling with front and rear gardens, the rear being of lower land than the front, and a side access drive which leads down to a detached garage located to the rear of the dwelling. The property also has a single storey rear extension.

Boundstone Lane comprises a mix of two storey and single storey dwellings, many of the dwellings have undergone extensions of some form, mainly to the rear, but there are some in the roof and to the sides.

The neighbouring property at no.35 has a large rear extension that is across nearly the full width of the plot and is 6m in depth. This extension also has a raised patio area, with steps that lead down into the garden beyond.

The adjoining neighbour at no. 39 has a wraparound extension across the full width of the plot and down the side of the property. The rear extension measuring approx. 3.9m deep

Proposal:

The proposal seeks permission to replace the existing rear extensions with a full width, mono pitch rear extension measuring approx. 6m wide x 2.3m deep x 3.8m high.

The rear raised patio area will be approx. 425mm high

Consultations: None

Representations: Sompting Parish Council: No objection

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 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 amenities of neighbouring residential occupiers and the effect on the character and appearance of the surrounding area.

Visual & Residential Amenity:

The rear extension will be of a modest depth and its design will be simple and tie in visually with the existing property. The removal of the existing extensions will tidy up the rear elevation, whilst at the same time providing an extension which will allow the opening up of the interior for a more workable living area.

Both neighbouring properties have much deeper rear extensions with 6m at no. 35 and some 4m at no. 39. A condition was applied to the permission at no. 35 restricting windows in the side elevations of the extension facing the application site. A similar condition would be appropriate should the current application be approved.

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: 19.10.2021

Authorised by: Peter Barnett Date: 19 October 2021