Development Management - Delegated Officer Report

Application Number: AWDM/1659/23 Recommendation – APPROVE

Site: 27 Peveril Drive, Sompting, BN15 0BJ

Proposal: Proposed single storey rear extension and replacement roof over utility and lean-to.

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 property is a two storey semi-detached, gable end dwelling positioned on the north side of Peveril Drive, Sompting. The side gate has a wall around it, approx. 2m high, which screens the rear garden from view; the neighbouring properties also have this feature.

The property has an existing lean-to/covered way to the west side of the property connecting to an existing outbuildings such as an outside w.c. and a storage shed, positioned close to the side, boundary, and a further utility building to the rear side of the dwelling; these outbuildings are close to no. rear extension positioned on the side close to the boundary with no. 26 Peveril Drive.

No. 27 and its adjoining neighbour no. 28 are set back from its neighbours either side of them by some 4.5m, which gives a front deep amenity area of approx. 11.5m. The property also has a long rear garden being over 15m long.

The street scene comprises semi-detached dwellings on the north side and terraced dwellings on the south side.

The site is not a Listed Building or within a Conservation Area.

Proposal:

Permission is sought to:-

- Provide a rear, flat roof extension measuring 3m deep x 9.08m wide x approx. 3m high;
- Rebuild existing rear utility room;
- Replace the roof over the utility area and lean-to (the storage and w.c. roof not being replaced.

Relevant History: None

Representations: None received

Consultations: 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 2023

Planning Assessment

Principle:

The 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 character and appearance of the surrounding area.

Visual & Residential Amenity:

The rear utility building is of a temporary nature being made of horizontal timber and corrugated roofing, and its rebuilding will be of brick etc., to match the new rear extension.

The whole rear extension will be 3m in depth which is in accord with the SPG relating to 'Extensions and Alterations to Dwellings', which states that single storey extensions no deeper than 3.5m on the boundary and an adequate are, with no overlooking will be acceptable. Further there will be adequate rear garden remaining following the construction of the extension, in this instance there will be over 17m remaining.

There is no side window show in the proposal, and a suitable condition attached to any permission restricting windows within these elevations would be reasonable.

The new roofing over the existing covered way will not impact onto the neighbouring property in any materially harmful manner.

The rear extension will thereby not only accord with planning policy, it will not result in any unacceptable impact on the neighbouring properties by way of overshadowing or overlooking.

Recommendation:

APPROVE subject to the following condition(s)

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

Informative:

1. Approved without amendments

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

Case Officer: Eve Hearsey Date: 24.01.2024

Authorised by: Gary Peck Date: 24 January 2024