Development Management - Delegated Officer Report

Application Number: **AWDM/0777/12**

Recommendation – Approve

Site: **24 Sedbury Road, Sompting, Lancing, West Sussex BN15 0LL**

Proposal: **Extension to front of property to provide enlarged bedroom**

Date of site visit: 27 June 2012

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a semi-detached bungalow on the east side of Sedbury Road. The road rises south to north and there is a step in the ridge heights of the attached bungalows. The bungalow has a small gable projection at the front which matches its neighbour, No. 22. That property has a small flat roofed porch extension at the front.

It is proposed to construct a flat roofed bedroom extension at the front of No.24 measuring 3.1m wide, 2.6m high and, as amended, 1.5m deep. It will project beyond the existing gable projection by approximately 1m and beyond the porch at No.22 by 0.3m.

There are examples of properties in the street having been extended at the front, including at No.17, plus porch extensions at Nos 22, 26, 36 and 38.

Relevant site history

None relevant

Consultations

Adur & Worthing Councils: The Environmental Health Officer recommends the precautionary contaminated land informative.

Sompting Parish Council: The Council objects to the proposed development as the extension is beyond the existing building line and they consider the proposal to be out of character.

Representations

None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal comprises upgrading of 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.

DC Standard No. 3 advises that front extensions are particularly difficult to incorporate successfully with the existing house and street scene. They should not usually extend significantly beyond the “building line” or abut side boundaries. On semi-detached dwellings front extensions will only be allowed where the extension can be successfully assimilated into the street scene and not unduly affect neighbours.

Visual amenity

The extension has been reduced in width since its original submission, removing a previously proposed porch and retaining only the bedroom extension. It will be flat roofed with brickwork walls to match the existing property. It will project at the front and therefore its impact in the street scene needs to be carefully assessed.

While at the front, there is a staggered building line on this side of Sedbury Road with the pair of dwellings to the north projecting further forward than the application property. Consequently, it will not be unduly prominent when seen in the context of the overall street scene and its impact is further reduced by the presence of the porch at No.22 and by vegetation within the front garden. On balance, it is not considered that this front extension will be harmful to the visual amenities of the area.

Residential amenity

The only affected dwelling is the attached property to the south, No. 22 which has a window which will be recessed slightly between the extension and their existing porch. The reduced depth of the extension (from 1.8m to 1.5m) ensures that it will not reduce light or outlook at that window as it will not transcend a 45 degree line measured from the mid point of the window.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling etc
3. No windows or other openings in south side wall of the extension etc
4. Permission relates to approved plans

Informative: Contaminated land

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

Case Officer: Peter Barnett Date: 3 September 2012

Authorised by: Gary Peck Date: 3 September 2012