Development Control – Delegated Officer Report

Application Number: AWDM/0162/20 **Recommendation APPROVE**

Site: **80 Abbey Road, Sompting, BN15 0AD**

Proposal: **Retention of single storey rear extension to north elevation (retrospective application)**

Date of site visit: No site visits can be made at this time due to Covid-19 social distancing restrictions. Assessment has been assisted using the Applicants plan and photos; Earthlight mapping; and Google 3D of the site.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property was formerly a hipped roof semi-detached bungalow, but has had a hip to gable roof extension along with a rear dormer roof extension. The property also now has a single storey side extension with a false hipped roof with a flat top. The property also had a rear conservatory. There is also an outbuilding close to the side boundary with no. 82 Abbey Road.

No.'s 78 and 80 are set back from their neighbours and are positioned within the end section of a cul-de-sac. The application site is angled away from its neighbour no. 82, and thereby looks out onto the side of that property. No.82 has a pitched roof garage constructed on the side mutual boundary with no. 80 and the distance between the front corner of no.80 and the near front corner of the neighbouring garage is approx. 2.5m

Proposal

The application seeks retrospective planning permission for a rear single storey extension with a false hipped roof and a flat top, which has replaced the former rear conservatory.

The extension measures some 3.45m deep x 6m wide x 3.3m high and is positioned approx. 150mm from the mutual boundary with no. 78 Abbey Road.

Relevant Planning History:

S/4/06/TP West side extension (to replace existing conservatory)
Approved 15.02.2006

Representations: Letter of representation from 82 Abbey Road

- I have no objection to the extension as proposed, I believe that there is some relevant background
- The application is the latest addition to the property which have taken place over the last 3years which are not shown on the application
- The additions include a larger extension on the west side; the addition of a porch on the south; and removal of the rendering on the south

Sompting Parish Council : No objections

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 single storey rear extension.

The key concerns would be the effect on the character of the area and existing residential amenities of neighbouring properties.

Visual Amenity

As a representation points out, other work has taken place on the property without the benefit of planning permission, but these works are likely to be permitted development, and are not being considered here. The only matter being considered is the rear extension, works of which have already taken place.

Section 73A of the Town & Country Planning Act provides for retrospective planning applications to be made in respect of development which has been carried out without permission, and for applications for planning permission to authorise development which has been carried out without complying with some planning conditions.

As the extension is to the rear of the property, and thereby not readily visible from the street scene, it is considered that the rear extension does not impact onto the visual amenities of the locality.

It can be viewed from the neighbouring properties, specifically the adjoining dwelling no. 78 Abbey Road, however the length of the extension is approx. 3.45 which is below the recommended depth of 3.5m for rear extensions as outlined within the Supplementary Planning Guidance, ‘Extensions and Alterations to Dwellings’.

There are no windows shown on the side elevation close to the boundary with no. 78, and a condition preventing windows from being installed on this elevation in the future would not be unreasonable.

Residential Amenity

The properties that could be affected by the proposal are no.'s 78 and 82 Abbey Road; together with the contiguous dwellings to the rear namely no.'s 36 – 52 Berriedale Drive, but these are all some 40m distant and thereby will not be affected.

As stated above, no. 78 Abbey Road is the most affected, being the adjoining semi-detached property, but at 3.45m deep, it is not considered to materially affect their existing residential amenities.

No. 82 Abbey Road sits forward of no. 80 and has a garage onto the boundary with no. 80, thereby there are no ready views into the application site and its extension. In consequence, it is not considered that the rear extension affects the existing residential amenities of no. 82

Recommendation

APPROVE subject to the following condition(s)

1. Approved plans
2. No windows on side elevation facing no. 78

Informative

1. Approved without amendment

Is recommendation contrary to letter(s) of representation N

Case Officer: Eve Hearsey Date: 07.08.2020

Authorised by: Peter Barnett Date: 7 August 2020