Development Management - Delegated Officer Report

Application Number: AWDM/1786/21 Recommendation – APPROVE

Site: 44 Halewick Lane, Sompting, Lancing BN15 0ND

Proposal: Proposed single storey rear extension

Date of site visit: 10.11.2021: 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 situated on the east side of Halewick Lane, and is a semi-detached two storey dwelling. There is an existing rear conservatory type rear extension and a single storey, flat roof, side extension with a false pitched roof to the front which continues over the entrance door. The property is also positioned on a slant from the main line properties within Halewick Lane.

The street scene comprises predominantly semi-detached dwellings, and many have existing rear and or side extensions, the neighbouring property no. 46 has a rear extension and a rear dormer extension

Halewick Lane is on rising land, and no. 44 is on higher land than its neighbour to the south, no. 42.

Proposal:

This application seeks permission for a single storey rear extension to replace the existing conservatory extension, and is shown to measure 10.326m wide x 3.780m deep x 3m high (excluding the roof lantern).

Consultations: None

Representations:
Sompting Parish Council:

Although there was no objection to this application, the Council has noted that a neighbour although has no objection, would not want to see windows in the sides of extension which would potentially overlook her property.

No objection 46 Halewick Lane 09.10.21

- I have no problems with the proposal going ahead. But I want it noted and considered that we don't want any windows to prevent overlooking

Representation 46 Halewick Lane 30.10.21

- We are having doubts on the amendments
- We do not mind the extension going ahead, but want it noted that we do not wish it to be on our boundary line because there is a drain pipe there too.
- We would be happy if they would leave a 3' gap as now.
- Don't think they are aware that there is a sewer pipe drain which is at the moment hidden under the patio. We were always told this had to be available to reach in case of emergencies.

Relevant History:
S/1/03/YP Single storey side extension. **Approved 20.02.2003**

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 proposal would replace the existing rear conservatory. The conservatory measures some 3.9m deep, and therefore the proposal at approx. 3.8m deep will be slightly shallower. It will be closer to the neighbouring property no. 46, but only by approx. 100mm. The height of the proposal would be approx. 3m excluding the lantern, and the height of the existing conservatory is some 3.4m. Other than the width of the proposal, the remaining measurements between the existing and the proposed are comparable.

The width of the extension will be approx. 600mm narrower than the width of the existing dwelling. As the mutual boundary with no. 42 is on an angle with no. 44, and is narrowing as it progresses into the garden, the proposed extension will terminate when it gets to some 130mm from the neighbouring boundary.

No. 42 has a side extension which is positioned close to the side extension at no. 44, and then they have placed a shed like structure behind the side extension, and close to no. 44.

The proposed extension will appear to be closer to no. 42 because of the positioning of the dwellings, but as the extension is to the north of no. 42 and is comparable to

the depth of the existing conservatory, it is considered that it will not result in unacceptable overshadowing or overbearing onto no. 42.

The proposal will be of a similar depth and height to that of the existing conservatory, and will be in a similar position to the mutual boundary at no. 46, and is thereby considered not to result in any unacceptable harm to the existing residential amenities of that property.

Points raised by the neighbouring third party representation are noted, and have been responded to in the report, but other points that are not covered above are not considered to be material planning considerations.

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? Y

Case Officer: Eve Hearsey Date: 01.12.2021

Authorised by: Peter Barnett Date: 2 December 2021