# Development Control – Delegated Officer Report

**Application Number: AWDM/0318/17 Recommendation – APPROVE**

**Site: 102 Cokeham Lane, Sompting, BN15 9SJ**

**Proposal: Single storey rear extension to west elevation.**

**Date of site visit:** 04.04.2017

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Site and Surroundings**

The application relates to detached bungalow with a single storey extension to the rear of the entrance to the bungalow on the north elevation close to the boundary with no. 100 who themselves have undertaken a corresponding extension behind the entrance to their bungalow, which extends further into the rear than no. 102 and it is up to the shared boundary.

The rear garden is quite shallow, approx. 7.5m deep and there is a shed within the rear garden position in the north west corner close to the boundary with no. 100, thereby reducing the garden further, the plans state that the shed will be removed.

The materials of the property are painted pebble dash with brick plinth. This side of Cokeham Lane (west), is characterised by bungalows with small rear gardens

**Proposal**

Permission is sought for a single storey rear extension, to be positioned to the south of the existing extension and measuring some 3.4m deep x 4.5m wide x 2.8m high (excluding the roof light). It will key into the side of the existing extension and protrude some 1.3m further into the garden.

The extension is shown to have a brick plinth and render over.

**Consultations:** None undertaken

**Representations:** Sompting Parish Council. No objections

**Relevant Planning Policies**

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
Submission Adur Local Plan 2016: Policy 15
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

**Planning Assessment**

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

***Visual Amenity***

The proposed extension would be sited away from both neighbouring properties, indeed it would be to the side of the existing single storey extension on the site, and will still be behind the existing single storey extension relating to no. 100.

The design will be a single storey flat roof extension which will be somewhat similar to the existing extension, thereby in keeping with the existing character of the dwelling.

The rear garden is very shallow measuring approx. 7.5m deep x 12m wide, (excluding the space taken by the shed), and the extension will be sited approximately central to the existing dwelling and will not protrude too far out that it would interfere with the enjoyment of the rear garden. The shed will also be removed thereby releasing more garden back into amenity land. The remaining depth of the garden where the proposed extension would be sited would be approx. 4m

Although a shallow garden, it has a good width. It is not considered that the extension will compromise the overall garden usage and the length will be maintained. The rear fence height is some 2m high and therefore prevents unacceptable overlooking etc. too and from the rear property, which has a garden length of some 11m.and the property is also a bungalow

The extension is located wholly at the rear and would have no impact on the street-scene.

***Residential Amenity***

The rear single storey flat roof extension, by reason of its position some 4.7m from the boundary to no 104 and behind the existing extension relating to no. 100, is considered to have no adverse amenity impacts for neighbours.

**Recommendation**

**APPROVE subject to the following conditions**

1. Approved plans
2. Standard time limit
3. Materials to match existing

***Informative***

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 11.04.2017

Authorised by: Jo Morin Date: 12.04.2017