# Development Management - Delegated Officer Report

**Application Number: AWDM/1669/22 Recommendation – APPROVE**

**Site: 5 Busticle Lane, Sompting, BN15 0DH**

**Proposal: Single storey side and rear extension**

**Date of site visit:** Assessment has been assisted using the Applicants plans and photos, Earthlight mapping; and Google 3D of the site

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Site and Surroundings:**

The application site is located on west side of Busticle Lane, and is a circa 1960's semi-detached, two storey dwelling. There is a bay to the front of the dwelling for car parking, and the rear garden is quite long in length.

No. 7 to the north, has a single storey flat roof, wraparound extension positioned close to the boundary with no. 5, and a garage compound accessed from Rectory Farm Road to the north, is also very close to the side boundary with no. 5.

**Proposal:**

This application seeks planning permission to:-

- Provide a single storey, flat roof rear extension across the full width of the rear of dwelling (west), measuring approx. 3.5m deep x 5.4m wide x 2.9m high;
- Provide a single storey, flat roof side extension along the north side of the dwelling, measuring approx. 6.6m long x 1.68m wide x 2.9m high

**Relevant History:**

**AWDM/1124/22** Single storey side and rear extension **Approved 21.09.2022**

**Representations:** None received

**Consultations:** **Sompting Parish Council**: No objection

**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:**

From the street the side extension will be viewed, but it will be set back from the front elevation, to where the existing gate and piers are. The proposed side extension will be approx. 1m higher than the gate and pier, but because of its position it is not considered to be unduly dominant. Further, the neighbouring property to the north (no. 7), has a side extension too, which although it does not come to the front elevation, is noticeable from the front, and is comparable to the height of the proposed side extension at no. 5. Furthermore, as the side extension, together with the neighbouring side extension, are both single storey, the gap between the buildings will still be apparent.

The rear extension at no. 5 will be across the full width of the dwelling, and will be 3.5m deep, which accords with the guidance of the Adur SPG, and will be respectful of the outlook from the main windows of the neighbouring property at no. 3.

It is considered that the 2no. extensions will not have a demonstrable impact on either of its direct neighbours or with the wider landscape and thereby will not result in any material loss of visual or residential amenities to the neighbours.

**Recommendation**

**APPROVE Subject to Conditions:-**

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

**Informatives:-**

1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 24.11.2022

Authorised by: Peter Barnett Date: 24 November 2022