Development Management – Delegated Officer Report

Application Number: AWDM/1143/16 Recommendation – APPROVE

Site: 27 Upper Brighton Road, Sompting

Proposal: Single storey infill rear extension to south elevation.

Date of site visit: 5.09.16

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a semi-detached two storey house on the southern side of the Upper Brighton Road. There is an existing single storey flat roof extension to the rear which is set in from the boundary with no. 25 the attached semi.

Permission is sought to build an infill extension to increase the width of the existing extension toward the boundary with no. 25. The extension is 2.9 metres wide and matching the height of the existing extension at 2.7 metres with a parapet wall adjacent to the boundary up to 2.9 metres. It is to be 3.3 metres deep to match existing.

Consultations: Southern Water – Formal application for connection to public sewerage system required.

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
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 is to the rear of the site and is therefore not visible within the street scene, it is sympathetically designed to be in keeping with the existing

extension with materials to match also. It will be subservient to the main dwelling due to its limited depth and flat roof design.

Residential Amenity

The main dwelling to be affected is no. 25 the attached dwelling. This property has an existing conservatory adjacent to the boundary with the application site. This is clearly glazed on all sides. It exceeds the depth of the proposed extension.

Although the proposed extension will be built up against the side of the conservatory with a blank, brick wall it is not considered that there will be a significant loss of light or overbearing impact that would warrant a refusal in this case. The conservatory will still receive ample light to the south and east and through the roof. On this basis the proposal is considered acceptable. The existing boundary fence is low level at approximately 1.2 metres. If this were to be at 2 metres as would be permitted development then there would also be a reduction in light to the conservatory therefore the impact is deemed acceptable.

Recommendation

APPROVE

1. Time limit
2. Materials to match
3. No windows or openings on side east elevation.
4. Approved plans

Informative

1. Proactive statement
2. Southern water informative

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

Case Officer: Hannah Barker Date: 6th September 2016

Authorised by: Jo Morin Date: 03.10.2016