Development Management - Delegated Officer Report

Application Number: AWDM/1452/21 Recommendation – APPROVE

Site: 90 Upper Brighton Road, Sompting, Lancing, BN15 0LB

Proposal: Single storey rear infill extension

Date of site visit: 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 located on the north side of Upper Brighton Road, in Sompting, and is a hipped roof, detached bungalow with an existing small 'L' shaped rear extension, but has a long rear garden, of approx. 28m in length. The front is mainly hardsurfaced.

The neighbouring properties are predominantly detached, but vary in design and heights i.e. single storey; 1 ½ storey and two storey. Many have been extended in some form.

Proposal:

The proposal seeks permission to provide a flat roof 'infill' to the existing rear 'L' shaped extension by squaring off the west side of the extension. The proposal will measure approx. 2.5m wide x 3.5m deep

The materials will be brick faced to match the existing bungalow

Consultations: None

Representations: Sompting Parish Council: No objection

Relevant History: None

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 is situated at the rear of the bungalow and relates to an infill of the existing rear extension. The design will reflect that of the existing extension complete with a flat roof. It will be no higher, no wider and no deeper than the existing extension.

There will be some fenestration alterations and additions in the existing and proposed extensions. For example a larger window to the existing bathroom (obscure glazed) on the east elevation; a high level kitchen window in the kitchen extension to the west elevation; and the provision of full length glazed doors to the kitchen extension on the north elevation. None of these windows would result in any material overlooking to the neighbouring properties to the east and west of the application site, particularly given that they will be approx. 3m distant from each of the side boundaries.

The infill extension will also not result in any unacceptable loss of existing residential amenities to either of the neighbouring properties either.

Recommendation

APPROVE

Subject to Conditions:-

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

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 16.09.2021

Authorised by: Peter Barnett Date: 16 September 2021