Development Management – Delegated Officer Report

Application Number: AWDM/1302/17 Recommendation – APPROVE

Site: 1 Cokeham Lane, Sompting, BN15 9UN

Proposal: Single storey rear extension.

Date of site visit: 11.10.17

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application relates to a two storey end of detached dwelling. A car parking block relating to residential development, is positioned to the north side of the property, and other residential dwellings are located on the remaining boundaries. The dwelling has what appears to be a later extension (single storey) on its north elevation.

The garden is fairly large and has fencing of approx. 1.8m around it and a section of walling on the north elevation which appears to be 2m in height, and a stone section of walling approx. 3m high between the brick boundary and the dwelling.

Consent is sought to erect a single storey on the south side of the rear extension next to the existing bay window. The proposed extension is shown to have a high level window on the south elevation; glazed doors on the north elevation, and a wide window on the east elevation. It will have a flat roof with 2no. glazed roof lanterns within it.

The proposed extension will measure approx. 5.2m wide x 4m deep x 3m in height (3.3m to the top of the roof lanterns).

Consultations: None

Representations: Sompting Parish Council : *"Customer made comments in support of the planning application."*

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Adur Submission 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 and how the proposal affects the character and appearance of the Conservation Area.

Residential Amenity

The extension is located on the rear of the dwellinghouse and will not be readily visible from the street scene. It will be positioned some 2m from the boundary with its neighbour, no. 3 Cokeham Lane which itself has a rear single storey flat roof close to the boundary with the application site, and also a pitched roof shed near the boundary. Therefore views of the proposed extension from no. 3 will be limited by these structures.

Further, as the extension will be to the north of no. 3, it is unlikely to result in overshadowing onto this property.

The high level window on the south elevation of the proposal will have a cill height of over 1.7m, and thereby will not result in overlooking of the neighbouring property to the south.

Other neighbouring properties to the east and north are considered far enough away so as not to be affected by the proposal.

At 4m, the proposed extension is 500mm greater than the depth indicated to be acceptable within the Development Control Standard No. 4, however, in this instance because of its separation from neighbouring properties, specifically no. 3, it is not considered that it would result in a loss of residential amenity and thereby is considered acceptable.

Recommendation

APPROVE subject to the conditions set out below

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

Informative: 1. Approved without amendments

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

Case Officer: Eve Hearsey Date: 03.11.2017

Authorised by: Peter Barnett Date: 3 November 2017