Development Management - Delegated Officer Report

Application Number: AWDM/0356/21 Recommendation – APPROVE

Site: 65 Busticle Lane, Sompting, Lancing

Proposal: Single storey rear extension

Date of site visit: no visit use of Google Maps

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached two storey dwelling on the west side of Busticle Lane close to Upper Brighton Road. As existing there is a conservatory 4.6 metres in depth. Consent is sought to remove this extension and replace with a single storey flat roof rendered extension the full width of the house. Initially plans were submitted to show the extension at 4.6 metres. Officers advised that despite the existing conservatory being 4.6 metres this was glazed and the edges were chamfered. Amended plans have been submitted to show the depth along the boundary to be 3.5 metres with a chamfered edge then extending to 4.6 metres.

Sompting Parish Council: - The Council has no objection to this application but would ask that consideration is given to using 'green' roofs on the flat roof.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (February 2019)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock 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 dwelling and its surroundings.

Visual amenity

The proposed extension as amended is in keeping in scale with the existing building it is to the rear of the property and is therefore not clearly visible within the street scene. The use of render will be acceptable giving a clean contemporary finish to the extension.

Residential amenity

The main property to be affected it the attached dwelling. This property has no rear extensions and the proposed extension at no. 65 will be built up to the boundary. Taking into account the existing extension its position and depth it is considered that the proposed extension as amended can be supported here. It is 3.5 metres in depth adjacent to the boundary; the increased depth is away from the boundary. There are no windows proposed on the side elevations.

The other neighbouring property to the north faces toward the north with the rear garden abutting the application site. There will be no adverse impact in this case due to the distance and the nature of the development proposed.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials render
4. No additional windows on the north or south elevation of the extension.

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

1. Proactive with amendments

Case Officer: Hannah Barker Date: 26th April 2021

Authorised by: Peter Barnett Date: 26 April 2021