Development Management - Delegated Officer Report

Application Number: AWDM/0548/21 Recommendation – APPROVE

Site: 90 Western Road, Sompting, BN15 9UB

Proposal: Proposed single storey side extension to existing ground floor rear extension

Date of site visit: Assessment has been assisted using the Applicants plan; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is located on the east side of Western Road, and is a 1 ½ storey dwelling with flat roof dormers to the front and rear. There is a further flat roof single storey rear extension close to the side boundary with no. 92. Plus there are rear outbuildings close to the side boundary with no. 88

Proposal:

The application seeks permission to widen the existing rear extension by approx. 1.9m to the side.

It will be the same depth and height as the existing extension.

Representations: Sompting Parish Council: No objection

Consultations: None

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 2019

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 surrounding area.

Visual & Residential Amenity

The proposed extension will be to the rear and therefore will not be seen from outside of the site. Further, as it is extending an existing structure to the side, the neighbouring property at no. 92 will not view the proposal either. The neighbour to the south, no. 88 will get a glimpse of the extension only, as there is a side gate between it and the neighbour, together with part of the side outbuilding/garage will also partially cover the view.

The rear boundary is over 20m from the rear of the extension and the dwellings to the rear further still, thereby, they will not be affected by the proposal.

The proposed extension will thereby not result in any loss of visual or residential amenities to the neighbouring properties or the street scene in general.

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: 12.05.2021

Authorised by: Peter Barnett Date: 12 May 2021