Development Management - Delegated Officer Report

Application Number: AWDM/0283/22 Recommendation – APPROVE

Site: 74 Busticle Lane, Sompting, BN15 0DL

Proposal: Single storey rear extension

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

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The property is a hipped roof, semi-detached bungalow situated on the east side of Busticle Lane, and it is situated approx. 65m to the south of the main A27 Trunk road. The land rises to the north and also rises to the east from the roadway.

The street scene comprises a mix of house sizes with predominantly two storey on the west side of the road, and bungalows on the east side. With regard to the bungalows, many have undertaken rear extensions and/or roof extensions such as hip to gable, and/or dormers.

Proposal

The proposal seeks permission for:-

- A single storey, flat roof, rear extension shown on the plans to be 3.5m deep x 2.601m high (2.792 to the top of the proposed flat rooflight. The rear extension will be full width measuring to be approx. 7.35m wide;
- 2no rooflights are shown on the new extension and a set of 6no. full glazed bifold doors are shown to the rear of the extension;
- The application forms state that the walls of the extension will be render to match the existing dwelling;
- Steps will lead up from behind the extension up into the garden area;

Representations: Sompting Parish Council: No objection

Objection from 72 Busticle Lane to original plans:

- Extension will completely block light into our living room at the rear for significant parts of the day i.e. the entire mornings
- The 4m high wall will run immediately alongside our garden patio area; our view will be of a 9.5 foot high white wall

Consultations: None

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 15
'SPG: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (February 2021)

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.

Planning Assessment

The application has now been amended to reduce its length down from the 4m as first shown, to 3.5m. The proposal will abut the common side boundary with no. 72, but will be in accordance with the Adur SPG 'Extensions and Alterations to Dwellings', which states that rear extensions should normally be no deeper than 3.5m. It should also be noted that close neighbours have large rear extensions also i.e. no.'s 82, 80, 78 to the north and no.70 to the south, have all extended their properties to the rear, of varying depths ranging from some 3.1m (no. 82); 4m (no. 80); 6.5m (no. 70), therefore the extension proposed would not be out of character with the area.

The adjoining neighbour, no. 72, is located to the south of the application site, and thereby there will only be limited shadowing, if any, onto the neighbouring property. No. 72 will be able to see the extension above any boundary treatment, and it will be next to the living room window, which is a pair of full glazed doors, but it is not considered that the proposal would materially interrupt their outlook.

The garden land to the rear of the bungalow is some 800mm higher than the ground floor of the bungalow, and therefore persons using the garden will have a vantage point to overview the neighbouring properties. Thereby the proposal will not exacerbate this situation.

The extension would be a full width extension and thereby will not protrude out past the existing side elevations, and no windows are shown in either of the side elevations, however it would be reasonable to apply a condition to any approval limiting windows within these elevations.

Recommendation

APPROVE

Subject to Conditions:-

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

Informatives

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 29.04.2022

Authorised by: Peter Barnett Date: 29 April 2022