Development Management - Delegated Officer Report

Application Number: AWDM/2061/21 Recommendation – APPROVE

Site: 59 Ullswater Road, Sompting, Lancing, BN15 9UG

Proposal: Single storey side/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 a situated on the west side of Ullswater Road and is a semi-detached bungalow. The end of the rear garden to the west is within a Flood Zone. No. 59 does not appear to have been extended, but both of its neighbours plus others within the street scene have rear extensions and or dormer extensions. There is a conservatory extension at no. 61, and its roof seems to overhang the boundary with the application site, and the side of both the front and the rear dormers are tight up to the party wall with the application site.

Proposal:

The application seeks permission for a single storey rear extension measuring approx. 5.3m deep x 7.3m wide x 3m high (approx. 3.3m high to top of roof lantern)

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 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 surrounding area.

Visual and Residential Amenities

The application site is one of the few properties within the street that have not undertaken any extensions onto their property, both of the neighbouring properties have rear extensions and roof dormers, plus no. 57 has outbuildings along the mutual boundary with no. 59.

The proposed extension at no. 59 is to be approx. 5.3m deep which will be some 2m deeper than the adjoining property's extension; a 2m protrusion beyond the neighbour's extension is not considered to be excessive or to result in any materially unacceptable loss of residential amenity to the neighbouring property no.61, further, both extensions would be stepped off of the mutual boundary, thereby allowing a gap of some 500mm between them.

The application extension will protrude sideways (south) towards no. 57, but will still leave a gap of approx. 1.2m to the boundary with no. 57; and no. 57 has a series of outbuildings close to the boundary, and thereby will be unaffected by the proposal in terms of visual and residential amenities.

The 1.2m protrusion maybe viewed from the street scene, but currently there is a side gate which will prevent any main views of the extension, plus it will be stepped back from the pavement area by some 15m or so, and thereby will not detract from the visual character of the area.

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? N

Case Officer: Eve Hearsey Date: 19.01.2022

Authorised by: Peter Barnett Date: 19 January 2022