Development Management – Delegated Officer Report

Application Number: AWDM/1804/22 Recommendation – APPROVE

Site: 146 Abbey Road, Sompting, BN15 0AD

Proposal: Ground floor side (east) extension with three raised roof lights and one rooflight to the existing east side roofslope.

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

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application site is located on the south side of Abbey Road, and is a semi-detached extended bungalow, with a front and rear dormer, a single storey side (east) extension, and a single storey rear (north) extension.

Abbey Road, is rather like a square, and has the same one road in and out of it. The properties in Abbey Road and the surrounding area, are mainly semi-detached bungalows, and many of them have been extended in some form.

The Proposal:

The application seeks permission to:-

- Replace the existing side (east) store, by lengthening the existing side extension forward by approx. 3m;
- Install 3no. rooflights on roof of resultant side extension;
- Provide 1no. rooflight on existing side (east) roofslope.

Consultations: None

Representations: None received

Relevant Planning Policies

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

Relevant Planning History: None

Planning Assessment

There is no objection in principle to the proposal which is within a residential area. The key concerns are the effects on the existing residential and visual amenities of the locality and how the proposal affects the character and appearance of the area.

Residential and Visual Amenity

Currently, a store lean-to extension occupies the space where the proposed side extension will be. The roof of the existing conservatory is lower than the roof of the existing side extension, but the proposed extension will have a roof of the same height as the existing side extension. This elevation is clearly visible from the street scene, due to the low fences and open aspect of the site on the outside corner. It is considered that the proposal will result in a more cohesive extension, and the roof will integrate well with the existing extension, thus allowing for the provision of 3no. rooflights on the resulting roof.

The new extension, will create a habitable room, thus allowing for the internal layout of the property to alter; namely from a store to be partially a kitchen extension and partially a bathroom extension.

The neighbour that could be affected by the proposal will be no. 148 Abbey Road to the south west of the proposal. However, it is not considered that this property will be negatively impacted by the extension, given the fact that an existing extension currently occupies the same space as the proposed extension will do, and the proposal will not be as wide. There is a garage closest to the boundary and the boundary is angled. The 3no. rooflights to the top of the result roof will not be readily noticeable from this property, and because they will be on top of the flat roof, they will not overlook the neighbour.

There will be a new rooflight in the existing side (east) roofslope of the bungalow, but as the cill height of this rooflight will be over 2m in height, no overlooking will occur.

Lastly, there will be a window within the side (east) elevation of the new extension. As this window will serve the bathroom, it will be glazed with obscure glass, and the cill height will be a minimum of 1.7m above floor level, which will prevent any material overlooking when the window is open.

Recommendation

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Materials
4. Obscure glaze side window

Informative

1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 15.12.2022

Authorised by: Peter Barnett Date: 15 December 2022