Development Management - Delegated Officer Report

Application Number: AWDM/1977/20 Recommendation – APPROVE

Site: 19 Cokeham Road, Sompting, Lancing, BN15 0AA

Proposal: Single storey rear extension including alterations to existing conservatory

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, Surroundings and Proposal

The property is a semi-detached bungalow situated on the south side of Cokeham Road. It has undertaken a hip to gable roof extension; a large rear dormer; a rear conservatory; a front dormer; and has sheds/outbuildings within the rear garden. The front amenity area is hardsurfaced. The land to the rear is lower than the front.

The street comprises predominantly semi-detached bungalows, many of which have undertaken hip to gable roof extensions together with roof dormers and ground floor extensions.

The proposal appears to utilize some of the built form of the existing conservatory and provide a full width flat roof extension. The extension will be of the same depth as the conservatory, and the plans show the depth as 3.18m. A ramp will be provided to the rear for access.

Representations: None received

Consultations: Sompting Parish Council: No objections

Relevant Planning History:

AWDM/1812/14 Construction of front dormer **Approved 02.02.2015**

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 Amenity:

The rear extension will be no deeper than the adjoining neighbours' rear extension at no. 17and will be visually neutral within the context of the neighbours premises at both no. 17 and no. 21 which property is set forward of the application site.

Residential Amenity:

Because of the existing rear extension at the adjoining neighbouring property and by reason of the other neighbour being positioned forward of no. 19, the extension will have no loss of residential amenity to these properties.

The properties to the rear, no.'s 11 and 12 The Deneway are two storey dwellings, and are considered to be distant enough so as not to be materially harmed by the proposed rear extension.

Recommendation

APPROVE

Subject to Conditions:-

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

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

Informative:-

1. Approved without amendment

Case Officer: Eve Hearsey Date: 26.01.2021

Authorised by: Peter Barnett Date: 26 January 2021