

WHALEBACK

Whaleback Planning &
Design
The Old Bank
257 New Church Road
Hove, BN3 4EE
[redacted]

Planning Department
Adur & Worthing Borough Councils
Portland House
44 Richmond Road
Worthing
BN11 1HS

16 March 2021

Dear Sir/Madam,

Proposed Householder Planning Consent Application
13 Cokeham Lane, Sompting, Lancing BN15 9UW

Whaleback Planning & Design is instructed by the applicants to prepare and submit a householder planning consent application for the erection of a single-storey rear extension at the above property.

The site currently comprises a semi-detached bungalow on Cokeham Lane. The building has a render and brickwork façade with a tiled pitched roof. The site features a long front garden and driveway leading to a side garage to the northern side boundary. There is a historic extension to the rear elevation which will be demolished to facilitate the proposal.

Planning Appraisal

Planning and Compulsory Purchase Act 2004 Section 38(6) requires local planning authorities to determine planning applications in accordance with the development plan, unless other material considerations indicate otherwise.

The Development Plan currently in force across the area relevant to the application site currently consists of the following adopted plans:

- National Planning Policy Framework (2019)
- Adur Local Plan (2017)
- Development Management Standard no.2: Extensions and Alterations to Dwellings

Policy 15 of the Adur Local Plan requires a high standard of design in all proposals and states that developments should respect and enhance the character of the site, and the prevailing character of

the area, in terms of proportion, form, context, massing, siting, layout, density, height, size, scale, materials, detailed design features and landscaping.

Detailed design guidance set out in SPG Development Management Standard No.2: Extensions and Alterations to Dwellings states that extensions to dwellings should safeguard the amenity of neighbouring residents in terms of privacy, daylight and outlook, and the extension should be in keeping with the appearance, scale and design of the main house.

The proposed rear extension would have a modest depth of 3.5m beyond the main rear elevation of the building. The structure would replace a historic extension, unifying the footprint of the house to provide additional living accommodation. The limited depth, eaves height and flat roof form of the extension would appear subservient and proportionate in relation to the host dwelling, finished in materials to match. The extension would not be visible from the street scene and would have an acceptable appearance in relation to the character of the site, in accordance with development plan policies.

In terms of neighbouring amenity, the extension would be entirely shielded from no. 11 Cokeham Lane (to the north) by the existing garage structure. The proposal would therefore have no impact on the amenity of the occupants of this property.

The extension would sit alongside the shared boundary with no. 15 Cokeham Lane, which features rear windows/patio doors. The limited depth of the proposed extension, in addition to the modest height and flat roof form, would ensure that the rear windows/doors of this property are not overshadowed or subject to an increased sense of enclosure. Sufficient daylight, outlook and privacy would be maintained for the occupants of this dwelling in accordance with policy 15 of the Local Plan.

For the reasons outlined above, the development represents sustainable development. The extensions are well-designed and sited in relation to the main property and would safeguard the amenity of neighbouring residents. The proposal is therefore in line with Policies 1 and 15 of the Adur Local Plan and the detailed design guidance set out in Development Management Standard no. 2. The Local Planning Authority is therefore respectfully urged to grant permission without delay.

This planning statement has been prepared to assist the Local Planning Authority in the determination of the application with regard to national and local planning policy. However, in the event that the Local Planning Authority should wish to discuss any element of the scheme, including potential amendments, the applicants would welcome a discussion prior to the determination of the application.

Kind Regards,



Molly McLean
Senior Associate Planner

Whaleback Planning & Design