Development Control – Delegated Officer Report

Application Number: AWDM/1161/24 Recommendation – APPROVE

Site: 76 Upper Brighton Road, Sompting, BN15 0LB

Proposal: Single storey front, side and rear extensions, together with new garage in front garden.

Date of site visit: Previous site visit 05.09.2019 : Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The property is a detached bungalow set back some 24m from the pavement and from the main properties within the street. The property also has an approx. 23m long rear garden. Its direct neighbours, no's 78A & 78B are set back further than the application site, but these are fairly recently constructed infill properties which replaced one dwelling with two.

The property is off of the A27, a busy trunk road; with a school directly opposite (The Sir Robert Woodard Academy); and there is a footbridge situated close to the application site, which is over the A27 to the school. The locality is predominantly residential in nature.

Proposal

The proposal seeks permission to extend the dwelling with 3no. separate extensions, also to demolish the existing detached garage and replace with a larger detached garage.

- The existing porch on the south elevation to be extended forward;
- The existing conservatory on the east elevation to be removed and replaced with and extended southwards, by a brick built extension;
- Provide an extended lounge by widening to the west and extending north; and
- Replace the existing detached garage with an enlarged detached garage.

***Planning History**:*

AWDM/1272/19 Proposed single storey flat roof rear extension, pitched roof front extension and flat roof side extension. Demolition of existing garage and construction of single storey pitched roof garage in similar location. **Approved 07.11.2019**

Representations: None received.

Sompting Parish Council: No objection

Consultation Responses:

WSCC Highways:

The site is located on Upper Brighton Road (A27) which is maintained by National Highways. Therefore, the comments provided here should be considered as advice only, and the LPA should seek formal comments from the National Highways.

The replacement garage is suitably sized, and the site exhibits vehicular parking for 2 – 3 cars. On site turning appears achievable allowing cars to exit the site in a forward gear.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in severe cumulative impacts on the operation of the highway network, therefore is not contrary to the NPPF (para115), and that there are no transport grounds to resist the proposal.

Relevant Planning Policies

Adur Local Plan: Policies 1, 15
Supplementary Planning Guidance comprising: DM Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Practice Guidance 2023

Planning Assessment

The proposal is acceptable in principle, subject to its effect on the visual and residential amenity of the neighbouring properties and the character of the street scene in general.

Visual Amenity

The property is set back from the pavement by some 24m and its neighbour at no. 74 is set back from the pavement by approx. 16m, whilst no. 78A is set back by approx. 39m. This staggered nature of construction adds interest to the built form at this point.

Going through the construction point by point and starting at the front with the garage.

The current garage is a small flat roof construction which is not readily noticeable within the street scene as landscaping has been put in place and parking of vehicles also add to the screening of the structure. The garage will be larger by some 1.2m in width and the same in length. It will also be greater in height by approx. 1m. The height difference is brought about by the fact that the flat roof is being replaced by a hipped roof.

The new garage will be noticeable from the street, but it is not considered to be out of character with the visual amenities of the area as the roof is hipped which will tie in with the roof of the bungalow. As per the existing garage, the replacement will be some 300mm off of the west boundary, the other side of the boundary being the drive leading to the neighbouring property no. 78A. The garage may be viewed from the neighbouring property. Even though it may be viewed, it will not result in unacceptable harm to this neighbour, particularly due to the fact that it is away from the dwelling house, and next to a driveway.

The enlarged porch, on the west side of the dwelling, will be the same width as existing but will be approx. 2m longer and it will have a false pitch roof being some 600mm higher than the original flat roof. The walls will be rebuilt to be brick built, allowing it to be insulated. It will thereby not have the side glazing as the original but will have a small side window only which will be to the new shower room being created at this point within its construction. The shower room will be an en-suite to the existing bedroom. The front section will still have the entrance door within it.

The position of the replacement/enlarged porch will be behind the detached garage, and thereby will not be readily viewed from the street scene. It will though be partially viewed by the neighbouring property no. 78A, but again will be forward of no. 78A next to the driveway, thereby will not be resulting in any harm to the neighbouring property.

The kitchen extension on the east side of the dwelling will be slightly narrower than that shown on the previous application AWDM1272/19 in order to have a slightly larger gap to the east boundary, it will also have just one rooflight within the proposed flat roof as opposed to the 3no. rooflights on the previous approval. It will also have no door within its south elevation.

The new room will not be readily viewed from outside the site or from the neighbouring property no. 74.

Lastly, the lounge will be extended to the west and to the north, making the lounge to fit the full width of the property. The rectangular extension will also be extending the existing lounge to the north by 3.295m. This extension will be flat roofed as per the existing lounge extension. The extension will be no wider than the existing dwelling and thereby will be approx. 1.2m from the side boundary to no. 78A.

The extension will be flat roofed and will be the same height as the existing extension, which is lower than the top of the hedging and approx. level or slightly lower than the top of the fence next to no. 78A. The gap between the side elevation of no. 78A and 76 will be approx. 2m, thereby allowing for the drop in land level at no. 76; the fact that the height of the extension will be the

same as the existing extension (approx. 2.8m), it is thereby concluded that the proposed lounge extension will not result in detrimental harm to the existing amenities of the neighbouring property.

Residential Amenity

The additional windows in the west side elevation serve the lounge extension and the new en-suite, which given their positioning, i.e. next to the driveway of no. 78A and next to the hedge and fence of the same property, none of the new windows will result in any overlooking of the neighbour, and thereby will not result in any material harm to existing residential amenity of that property. A condition requiring the windows to be obscure glass would be appropriate.

With regard to the new window on the east elevation, namely to the kitchen extension, they will not result in any material overlooking on no. 74. The rooflight to the kitchen will also not result in any overlooking of that property. As with the windows on the other side of the house, a condition requiring the side window to be obscure glazing would be appropriate.

Other than the narrower kitchen extension plus the number of rooflights over the kitchen extension, the plans are the same as that previously approved by AWDM/1272/19.

Recommendation APPROVE, subject to the following conditions

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

Informative(s)

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 01.10.2024

Authorised by: Peter Barnett Date: 2 October 2024