Expiry Date - 28/07/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0706/23 Recommendation – APPROVE

Site: 46 Cokeham Road Sompting West Sussex BN15 0AE

Proposal: Single storey rear extension

Date of site visit: 26/06/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application property is situated on the northerly side of Cokeham Road within a residential area of Lancing. The property is a semi-detached bungalow comprising white wet dash render elevations, a hip-to-gable roof conversion to provide rooms in roof with front (south) roof lights and a rear (north) dormer, along with UPVC white framed openings. The rear elevation of the property has a varied depth with the kitchen and store to the easterly side projecting at a greater distance into the rear garden than the living room to the westerly side. The property has a moderate plot size with a good sized garden comprising a raised patio area to front and grass area extending to the rear. A shed located beyond the rear building line of the property abuts the boundary to the east, along with another outbuilding to the north-east corner of the plot. The attached property to the west No. 48 Cokeham Road has also achieved a hip-to-gable roof conversion including front roof lights and a rear dormer, which appears to be of a comparatively slightly lesser scale than the rear dormer to the application property. No. 48 also exhibits a rear extension/ conservatory which projects relatively deep into their respective garden. The adjacent neighbour to the east No. 44 Cokeham Road is spaced a moderate distance and appears to have a mirrored layout to the original application property, with a deeper rear elevation to their westerly side extending from their respective kitchen and aligning with the application property's easterly rear building line.

The prevailing character along this section of Cokeham Road consists of predominantly semi-detached bungalows along with a two-storey block of flats opposite the site. These properties are of similar form, alignment, footprint, and plot size with regular spacing.

Proposal:

Permission is sought for the demolition of the existing store and part of the kitchen which protrudes the rear building line to the easterly side of the property, along with the aforementioned shed which abuts the boundary with

No. 44. This would be replaced with a single-storey rear extension. The extension would comprise white painted smooth render elevations, roofing felt and chippings for the flat roof, matching white framed UPVC openings, along with 1No. roof light. The extension would measure 4m deep, 9m wide, and a maximum of approximately 3.4m to flat roof height. A window to kitchen and doors and windows to living area are proposed to the rear (north).

Representations:

1 representation has been made by an occupant of the attached property No. 48 objecting to the proposal on ground relating to:

- Size – proposal to extend beyond this neighbours brick element of their respective rear extension.
- Out of character view.
- Loss of light to conservatory due to height.

Consultations:

Sompting Parish Council: No objection.

Relevant Planning History:

None at the application property.

Planning permission granted at the attached neighbour No. 48 for rooms in roof (with side gable and rear dormer) under ADC/0098/06, decision issued 04/07/2006.

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 a residential property located within the built-up area and can be supported in principle. The relevant issues are the effects on the character and appearance of the surrounding area and the effects on the amenities of neighbouring residential occupiers.

Visual Amenity

The positioning of the extension to the rear of the dwelling means that there would be limited views of it from the street scene; this would only be possible when viewed via the narrow gap between the application property and No. 44. The extension would be utilitarian by way of its flat roof with a height that exceeds the eaves height of the original dwelling. However, owing to the extension's position set to the rear of the dwelling and a good distance from the public realm, along with the marginal views of it, it is considered that it would not significantly detract from nor dominate views from the street scene. The spacing between the property and No. 44 would be retained as the extension would align with the side (east) elevation. Many properties along this section of Cokeham Road have achieved rear extensions or the like similar in scale to what is being proposed here. The proposed extension would not result in adverse harm to the street scene or the prevailing character of the area and there are no visual amenity grounds to resist the proposal.

Residential Amenity

To the westerly side, although the proposed extension would be moderately taller and of a heavier massing compared to the extension/ conservatory to the rear elevation of No. 48, it would remain set back (by approximately 1m) and would therefore overcome amenity issues pertaining to an overbearing/ oppressive form of development. Whilst some loss of light may occur to the side windows of the conservatory of No. 48 by virtue of the tall nature of the proposal, this is not considered to be to a significant degree in this context and would not result in material harm to the living conditions of No. 48, owing in part to the wide openings to the rear (north) of the conservatory which are considered to admit a sufficient amount of light to this part of the dwelling. It is therefore considered that the extension would not result in unacceptable harm to this neighbour.

The proposed extension would project approximately 1.9m in addition to what exists through the protruding kitchen and store aspect to the easterly side of the rear elevation. This additional depth would pose no unacceptable harm to the residential amenities of No. 44 by virtue of the absence of habitable windows to the side (west) elevation of No. 44 (glazed door and window to kitchen and bathroom respectively present only), the separation distance, along with the established shed which abuts this boundary to be demolished; this actually extends deeper when viewed from this neighbour's rear windows than the proposed extension.

Openings are proposed to the rear (north) only, which face into the applicants own garden. Thus, no unneighbourly overlooking would occur.

It is considered that the proposed extension is acceptable in this context and would have no materially unacceptable impact on residential amenity.

Recommendation:

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APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Materials
4. No Openings Side Elevations

Informatives:-

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer: Jason Albon Date: 26.07.2023

Authorised by: Peter Barnett Date: 27 July 2023