Development Control – Delegated Officer Report

Application Number: AWDM/1267/19 Recommendation – APPROVE

Site: 79 Western Road, Sompting, BN15 9UD

Proposal: Proposed single storey pitched roof extension to south and west elevations.

Date of site visit: 15.10.2019

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The property is a detached bungalow on a triangular site.

The street scene comprises predominantly bungalows, detached, semi-detached, and many with dormers.

Proposal

The proposal seeks permission to extend the bungalow to the west (rear) and to the south (side) with pitched roof single storey extensions.

The rear extension measuring some 3.9m deep x 4.1m wide with a height of approx. 4.2m to the ridge.

The side extension will measure some 3.2m deep x 6.2m long with a height of approx. 5m to the ridge.

***Planning History**:*

S/70/00/TP Side and rear extensions **Approved 29.11.2000**

Representations:

Sompting Parish Council: No objections

Consultation Responses:

None

Relevant Planning Policies

Adur Local Plan: Policy 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
Planning Policy Framework (2019)
National Planning Practice Guidance

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 bungalow is detached and the proposed extensions will be to the side and rear.

The north side gable of the property can be viewed from the corner of Western Road and Ennerdale Drive, but the section behind the gable end, where other than part of the existing roof of the existing rear section can be seen, the new rear extension will not be readily viewed from this corner position.

The side extension is not set back from the front and will extend the ridge line of the existing bungalow rather than be set below the ridge. However, because of the 'isolated' position of the property, set back from the road and not within a line of similar dwellings, no set back is considered necessary in this case.

Residential Amenity

The south side extension will be positioned close to the properties in Thirlmere Crescent, with no. 9 being the closest, this bungalow, and its neighbours, have limited rear gardens. No. 9's rear garden measured from the rear of their conservatory is approx. 5.6m in depth, making the proposed side extension some 7m distant from the rear elevation of no. 9, at its closest point.

It is considered that given that the proposed extension will be to the north of no. 9 there will be limited harm from the extension to the existing visual amenities of that property. The application property (and extension) is angled away from the rear of Thirlmere Crescent, thereby increasing the gap to the boundary and ensuring that the side of the extension does not directly face the rear of No.9.

The rear west extension will be sited some 2m from the dividing boundary to no. 2 Ennerdale Drive, and the extension's length of 3.9m and height of approx. 4.2m will be to the bottom of the garden of no. 2. Thereby, there will be a distance of approx. 12m from the side elevation of the extension to the rear elevation of no. 2. It is considered that at this distance the proposal will not result in unacceptable harm to the neighbouring property.

However, there are windows in the elevation of the side extension facing no. 9 Thirlmire Crescent, and the cill heights of the windows measure to be approx. 1.5m. This height would allow the average person to see out of the window and, given the proximity of the extension to the boundary, it is considered necessary to require the windows to be obscure glazed. A condition is proposed.

It is thereby considered that, on balance, the side extension will not result in material harm to the existing residential amenities of no. 9.

The rear elevation has no side windows and thereby will not result in overlooking of the neighbouring property no. 2 Ennerdale Drive.

Recommendation APPROVE, subject to the following conditions

1. Approved plans
2. Standard time limit
3. Materials to match existing
4. Obscure glaze windows in south elevation

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

Case Officer: Eve Hearsey Date: 15.10.2019

Authorised by: Peter Barnett Date: 15 October 2019