Development Management – Delegated Officer Report

Application Number: AWDM/1769/22 Recommendation – APPROVE

Site: 39 Western Road, Sompting, BN15 8RZ

Proposal: Single storey rear extension.

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

Neighbours checked: Y

Additional neighbour notifications: N

Site & Surroundings:

The application property is a hipped roof, semi-detached bungalow, situated on the east side of Western Road, within a street of semi-detached bungalows, although directly to the rear of the site is the Lancing Business Park comprising large warehouse size buildings and parking areas.

The dwelling has existing rear extensions and also has outbuildings. Most of the dwellings in the area have been extended to the rear, some larger than others. The dwelling is higher than the land to the rear.

The Proposal:

The application seeks permission to remove the existing rear extensions and replace with one extension, neigh on across the full width of the bungalow, measuring approx. 9m wide x 4.5m deep (west) and 4.7m deep (east) x 3m high (approx. 3.3m to the lower ground at the rear).

The materials are indicated on the form to be painted render for the walls (to match the existing property), and Grey powder coated aluminium windows and doors in lieu of the existing White UPVC windows and doors.

Consultations: None

Representations: Sompting Parish Council: No objection

Relevant Planning Policies

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

Relevant Planning History:

Planning Assessment

There is no objection in principle to the proposal which is within a residential area. The key concerns are the effects on the existing residential and visual amenities of the locality and how the proposal affects the character and appearance of the area.

Residential and Visual Amenity

The rear extension will be the same depth as the existing rear extension (north), but approx. 1.5m deeper than the south rear extension. The impact on the attached neighbour to the south is not considered to be harmful as that property has its own rear extension. The proposal will not therefore project beyond that extension by more than 3.5m. This thereby accords with the Adur SPG 'Extensions and Alterations to Dwellings'.

The height of the new extension will be higher than the existing extensions by approx. 300mm (excluding rooflight) to the mutual boundary to the adjoining property no. 38. Although the extension will be closer to the boundary than the current extension, the height increase is not considered to be a demonstrably unacceptable increase in height which would result in a loss of existing visual or residential amenities to the neighbour.

No. 40 is of a satisfactory distance from the application site so as not to be materially affected by the proposal.

Recommendation

APPROVE subject to the following condition(s)

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

Informative:

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 12.01.2023

Authorised by: Peter Barnett Date: 12 January 2023