Expiry Date - 27/03/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0107/23 Recommendation – APPROVE

Site: 95 Sompting Road Lancing West Sussex BN15 9LF

Proposal: Rear/side extension with 3 roof lights and bifold doors

Date of site visit: 20/02/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application property is situated on the south side of Sompting Road, set back from the road behind a shallow wall, gate, and small sized garden within a residential area. The property is a mid-terrace two-storey household comprising a mix of facing brickwork, white render, and pebbledash to front elevation and facing brickwork to rear elevation, with a gable tiled roof.

The rear garden space of the property is of a moderate size and comprises garden furniture and an outbuilding abutting the south-east corner of the plot. The adjoining dwelling to the east (No. 93) is a mirrored copy of the application property. This row of terraced houses are uniform in design and layout with bay windows protruding the front and outriggers to the rear. It is noted that there have been alterations to some of these properties; a single-storey building projecting from the rear of No.97 runs adjacent the west boundary of the property and is prominent when viewed from the rear garden space. No. 91 to the east exhibits a two-storey flat roofed rear extension that dates back pre-1980's, projecting from the rear of the property.

Proposal:

Permission is sought for a single-storey side/ rear extension that would infill the current rectangular void to the east of the property adjacent the boundary with No. 93. The proposed extension would be attached to an extension to this neighbouring property which is planned to be carried out as 'permitted development' for a larger home extension and for which a determination was made under AWDM/1717/22 that prior approval was not required.

The proposed extension would project approximately 1.4m from the side (east) elevation and 4.9m from the rear (south) elevation and would have a pitched roof measuring approximately 3.5m at peak height which would slope east to join the neighbour's extension. The extension would have 3No. roof lights and there would be 3m wide bi-fold doors to the rear.

The proposed extension would comprise matching brickwork elevations, a matching tiled pitched roof, and aluminium bi-fold doors in dark grey.

Representations: None received.

Consultations:

Lancing Parish Council: No objection to this application.

Relevant Planning History:

No.93 Sompting Road: Application for prior approval for single storey extension to rear of property measuring 4.80m from rear wall of the original house, maximum height 3.20m and height of eaves of the extension 2.50m under AWDM/1717/22, decision issued 17/11/2022 - Prior Approval Not Required. Works had not begun at time of site visit.

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 proposed extension would be situated to the rear of the property and would not be visible to any public areas. The extension would infill a rectangular void between the property's building lines and would join to the neighbour's approved extension, which is identical in nature. It is considered that because the proposed development does not exceed the existing extent of the property's layout and would harmoniously adjoin the neighbour's extension, there would be no adverse impact with regards to visual amenity.

By virtue of its modest scale, proportion, and design, the proposed extension would respect and be in keeping with character of the existing dwelling and setting of the area.

Residential Amenity

Only the adjoining neighbour to the east at No.93 would be affected as a result of the proposal.

AWDM/1717/22 is a material consideration in this case and assuming the similar depth extension planned at No.93 is carried out either jointly or prior to the implementation of the current proposal, there would be no harm to the amenities of this property in terms of overbearing effect or loss of light. On the other hand, if the planned extension at No.93 were not implemented, the height, depth and massing of the proposed extension at No.95 could have an enclosing 'tunnelling' effect on the rear window left in recess at No.93.

Although a submission has been made under the Building Regulations for the extension at No.93, there is no evidence to suggest that it has been commenced or that it will definitely be carried out. However, regard must be had to material considerations and appropriate weighting must be given to the granted Prior Approval scheme at No. 93. In view that the neighbour's extension can be implemented, it is considered the proposed extension at the application site is acceptable.

An informative is suggested advising the Applicant of the requirements under the Party Wall Act 1996.

Recommendation:

APPROVE subject to Conditions:-

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

Informatives:-

1. Proactive No Amendment
2. Party Wall Act

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

Case Officer: Jason Albon Date: 27.03.2023

Authorised by: Peter Barnett Date: 27 March 2023