Development Management – Delegated Officer Report

Application Number: AWDM/1441/17 Recommendation – APPROVE

Site: 106 Cokeham Lane, Sompting, BN15 9SQ

Proposal: Conservatory attached to south side elevation of existing single storey rear extension.

Date of site visit: 25.10.2017

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application relates to a detached bungalow with an existing single storey extension to the rear; a single storey side extension (garage); a hip to gable roof extension; and a rear dormer.

The neighbouring properties have some form of extension to their properties, no. 106 to the south has a side garage extension; no 102 has a conservatory extension; and no.8 Langdale Close to the rear has a conservatory extension. An aerial view of the area show many more examples.

Consent is sought to erect a single storey conservatory extension to the rear, off of the existing extension. The extension will measure approx. 2.8m wide x 3.2m deep x 2.4m high and will be fully glazed.

Consultations: None

Representations: Sompting Parish Council
"Customer made comments in support of the planning application."

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Adur Submission Local Plan (2016) Policy 17
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality and how the proposal affects the character and appearance of the area.

Visual Amenity and Impact upon Character and Appearance of the Area

The proposed extension will be located to the rear of the bungalow and will be quite compact in size. It will thereby not negatively impact on the area.

Residential Amenity

The neighbouring and contiguous properties are no.'s 104 and 108 Cokeham Lane, and 8 Langdale Close to the rear.

It is considered that the positioning of the conservatory would mean that it would not be viewed from no. 104. Further, it will be approx. 5m from the boundary with no. 108 which is approx. 2m in height and the single storey extension on that property is approx. 1m from the boundary and does not appear to have any windows within the side elevation. Therefore the proposed conservatory will not result in unacceptable harm onto that property.

The proposed conservatory will also be approx. 5m from the boundary with no. 8 Langdale Close at the rear, and the property is positioned to the north of where the conservatory is proposed to be positioned, thereby there will not be any unacceptable harm to this property either.

Recommendation

APPROVE

1. Approved plans
2. Standard time limit

Informative

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 10.11.2017

Authorised by: Peter Barnett Date: 10 November 2017