Development Management – Delegated Officer Report

Application Number: AWDM/0030/24 Recommendation: APPROVE

Site: 73 Ullswater Road, Sompting, West Sussex

Proposal: Proposed rear conservatory

Date of Site Visit: 30th January 2024

Neighbours Checked: Y

Additional neighbour notification: N

Application Site and Proposals

The application site is a semi detached bungalow within a street of similar dwellings. There is an existing rear extension with gabled roof which dominates the bungalow. Permission is sought to add a 3 metre conservatory extension to this existing projection which will result in a rear extension in excess of 8 metres in depth.

Representations: - None received

Sompting Parish Council: - No objection

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2023)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The extension is at the rear of the site and will not be visible within the street scene. Although the proposed addition is attached to an existing extension and is a large extension overall, it is not considered to be out of keeping in this case. The locality is

characterised by bungalows with additions and alterations with incremental development being visible from the application site. There are examples of dormers and single storey rear extensions. This addition would not be harmful to the character of the existing bungalow or built environment, particularly as the property has a very long rear garden so it will not appear as overdevelopment.

Residential amenity

Despite the depth of the combination of the extensions there is spacing between the proposed development and the boundaries on either side. The attached dwelling to the north has two rear extensions adjacent to the boundary. The combination of this and the space between the boundary will result in no adverse impact in this case in terms of loss of light, privacy or overbearing impact.

To the south the neighbouring bungalow has a rear conservatory extension and there is a shed on the application site between the existing extension and the boundary, as well as a shed on the boundary in the neighbouring garden. Again there is spacing between the proposed conservatory and the boundary. The distance of the conservatory to the rear, away from the rear of the neighbouring bungalow and their main rear amenity combined with the shed on the other side of the fence allows for a limited impact. There will be no significant loss of light or overbearing impact. The conservatory has glazing on either side, on balance this is considered to be acceptable due to the relationship with the properties on either side.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

Is recommendation contrary to letter(s) of representation N

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.

Case Officer: Hannah Barker Date: 5th February 2024

Authorised by: Peter Barnett Date: 5 February 2024