Development Management - Delegated Officer Report

Application Number: AWDM/0838/22 Recommendation – APPROVE

Site: 11 Cokeham Road, Sompting, BN15 0AA

Proposal: Proposed front dormer and single storey rear extension with raised platform

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

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The site is located on the south side of Cokeham Road, and is a semi-detached, hipped roof bungalow with an existing vehicular access and drive. The dwelling also has existing rear extensions. The rear garden is on lower ground.

The street scene comprises predominantly semi-detached bungalows many of which have been extended with side and/or rear, and/or roof extensions.

Proposal:

This application seeks planning permission to provide:-

- Front dormer measuring approx. 3m wide x 1.4m high x 1.9m deep
- Rear single storey extension shown on the plans to measure 4m deep x 9.3m wide. The height (excluding the rooflight) measures to be approx. 3.2m
- Rear platform would be the same width as the rear extension and will have a depth of some 2m and height of approx. 600mm high. Steps would lead off the platform down to the garden.

NB: The hip to gable and rear dormer roof extensions shown on the plans are notated as being undertaken under permitted development rights and therefore are not part of this application.

Relevant History: None

Representations: None received

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 amenities of neighbouring residential occupiers and the effect on the character and appearance of the surrounding area.

Visual & Residential Amenity:

The dwelling is a semi-detached, hipped roof bungalow, and the works to gable the hip and to provide a rear dormer, will be undertaken by way of permitted development, and therefore are not being considered here.

The front dormer will be fairly small in size and will relate well to the front roofslope as it is set down from the ridge, away from the chimney and up from the eaves. Also there are other front dormers within the street scene and thereby the front dormer will be in character with the area.

The rear extension is shown to go across the full width of the rear elevation (set off slightly from the mutual boundary with no. 9), and the rear platform will follow suit. Both of the neighbouring properties, have existing rear extensions of similar depth to the existing larger extension at the application site i.e. approx. 3.9m, and no. 13 has a wraparound rear and side extension. Thereby the proposal for 4m is very marginally deeper than the original extension and its neighbours, so will not result in any unacceptable loss of existing residential amenity to neighbouring properties.

The reason for rear platform is in order to be able to safely step out of the extension and then go down the steps to the lower garden area. It is some 2m deep, and in order to prevent any unacceptable overlooking to the neighbouring property no. 9, a 1.8m high screen will be put in place at the boundary end to avoid this, and it would be reasonable to condition any approval to require that this screen is put in place and retained

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials
4. Windows
5. Privacy screen

Informatives:-

1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 01.09.2022

Authorised by: Peter Barnett Date: 1 September 2022