Development Management - Delegated Officer Report

Application Number: AWDM/0907/22 Recommendation – APPROVE

Site: 124 Western Road, Sompting, BN15 9TY

Proposal: Ground floor rear and side extension

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 east side of Western Road, Sompting, and is a semi-detached bungalow with a side access drive leading to a rear detached garage, and a small rear conservatory extension.

The properties within the street comprise predominantly bungalows and chalet bungalows, either in detached or semi-detached form. Many have been extended in some manner.

Proposal:

This application seeks planning permission to provide:-

- Remove existing conservatory;
- Provide a rear flat roof extension measuring approx. 4.5m wide x 6m deep x 2.85m high
- Provide a side flat roof w.c. section of the extension will measure some 1.4m wide x 2.75m deep x 2.85m high
- Extend the former garage forward by approx. 2.5m to be in line with the w.c.

Relevant History: None

Consultation:

WSCC Highways: The proposal may result in a loss of a parking space due to conversion of the garage to store room. The LHA does not consider that such a small shortfall may result in an unacceptable impact on the highway safety, however the LPA may wish to consider any implications on on-street parking from an amenity perspective. The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in severe cumulative impacts on the operation of the highway network, therefore is not contrary to the NPPF (para 111), and that there are no transport grounds to resist the proposal.

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 proposed rear conservatory will be removed and the new extension built in its place. The new rear extension will also extend to the side (north) in order to lengthen the former garage to provide a w.c. for the existing dwelling. However, the main rear extension will be in line with the side (north) elevation of the bungalow and extend to the rear by approx. 6m. Although 6m in length, it will fall short of the end mark of the former garage by approx. 1m

The former garage will be repurposed as a store, and will have a pedestrian door to the front elevation and a further pedestrian door off the south side (behind the new extension) onto the rear amenity area.

From the street, the side extension will be visible from, but as it will located some 16m back from the front boundary of the house, it is not considered to have a visually detrimental effect on the character or appearance of the locality.

The neighbouring property to the north, no. 126 will view the front, approx. 2.5m, extended part of the former garage, and it will be a little higher than the existing garage by some 500mm. However, the side extension will be in line with the rear of the dwelling, which will be a correspondingly similar distance with no. 126, and thereby behind the side window in no. 26. It is considered that no. 126 will not be negatively compromised by the side extension of the application.

With regard to the rear extension, the south side wall will face towards no. 122, but it will be some 4m distant from the mutual boundary with no. 122, and that distance, together with the intervening boundary and boundary treatment, is considered an acceptable distance with regard to neighbouring residential properties so as not to result in any unacceptable loss of existing residential amenities.

The properties to the rear no.'s 9 & 11 Silverdale Drive are over 20m distant, and thereby will not be harmed by the proposal.

Sufficient space remains on the drive for the parking of cars to compensate for the loss of the garage space.

Recommendation

APPROVE

Subject to Conditions:-

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

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 25.08.2022

Authorised by: Peter Barnett Date: 25 August 2022