Expiry Date - 29/05/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0417/23 Recommendation – APPROVE

Site: 74 Western Road Sompting West Sussex BN15 8SA

Proposal: Removal of existing conservatory and erection of single storey rear extension and raised steps

Date of site visit: 02/05/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is situated on the west side of Western Road, fronting the junction with St Paul's Avenue at an oblique angle to the highways. The property is a semi-detached bungalow and comprises brick and render elevations, a tiled hipped roof, and PVCu openings. The attached dwelling No. 75 Western Road is a mirrored copy of the original application property and has a near-identical plot size and arrangement. The property is set back behind a shallow wall and wide hardstanding driveway with access onto Western Road. A garage abuts the boundary and adjoins the garage of the property to the south No. 73 Western Road. A conservatory projects from the rear of the dwelling into a generous sized garden space. The garden extends deep and tapers towards the rear. Ground level decreases from the front of the dwelling to the rear. Tall boundary fences to either side of the property separate the adjacent properties No. 73 to the south and No. 75 to the west.

The properties along this section of Western Road and St Paul's Avenue consist of detached/ semi-detached bungalows which are of a similar massing, design and footprint with varying plot sizes and shapes (with the exception of the block of flats on the opposite side of the road at St Peters Place).

Proposal:

Permission is sought for the demolition of the existing conservatory which would be replaced with a flat roofed single-storey rear extension. The conservatory projects approximately 3.3m off the westerly side of the rear elevation alongside the boundary with No. 75 and approximately 1.3m off the easterly side of the rear elevation near the boundary with No. 73 before doglegging west and leaving a square shaped void in the conservatories footprint to this easterly side. It has a maximum width of approximately 7.6m, and a peak height of approximately 3m, sloping to 2.75m. By contrast, the extension would project a consistent 4m from the rear elevation, have a width

of 8m, and a peak height at flat roof of 3.6m (4m at roof lights level). There would be rear doors and windows, obscure glazed side (north-west and south-east) windows, and 3No. roof lights.

The extension would comprise facing brick elevations, a built up felt roof, and PVCu openings. Raised steps are proposed to the rear due to the drop to ground level from the rear doors.

Representations: None received.

Consultations:

Private Sector Housing: No comment.

Sompting Parish Council: No objection.

Relevant Planning History:

No history at the application property.

Planning permission granted at the neighbouring property to the south No. 73 Western Road for single storey rear extension (with pitched roof) under S/46/97/TP/17103, decision issued 30/10/1997.

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

Due to its positioning to the rear of the property, the proposed extension would only be visible to the public realm via the opening between the application property and No. 73 to the south along Western Road. Whilst the extension would be of a utilitarian form with a heavier appearance by virtue of the flat roof above eaves level, massing, and scale, it would not dominate views or be materially harmful to the street scene owing to its situation to the

rear of the property, the limited views to it, and the existence of the conservatory. The proposed extension would only marginally exceed the footprint of the existing conservatory; there would only be an approximately 0.7m depth, 0.4m width and 0.6m height (excluding the proposed roof lights) increase to the maximum extent of the conservatory. By virtue of the proposed developments proportion when read within the context of the site, it would not be materially harmful to the visual amenities of the area. The property will continue to enjoy a generous sized garden.

Residential Amenity

As previously identified, the proposed extension would replace the existing conservatories footprint and be slightly larger in scale and mass. The extension would marginally close the gaps that exist between the adjacent properties No. 75 and No. 73.

The extension would only project an additional 0.7m to the north-west alongside the boundary with No.75. It is considered that the added depth in this context would not result in a material overbearing or overshadowing effect on this neighbour. To the south-east the extension would project an additional 2.7m and would be more prominent when viewed from No. 73. However, in view of the arrangement and layout of the dwelling and windows at No. 73, which is at an oblique angle to the application property, the extension would not be oppressive and there would be no unacceptable loss of light. The openings to the side elevations towards the adjacent neighbours would be obscure glaze and fixed shut up to 1.7m above floor level, they would also be screened to a degree by the tall boundary fences. The proposed steps would be in a preferred location to the rear of the extension instead of to the side as exists. Thus, no unneighbourly overlooking would occur.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Materials
4. No Additional Side Windows
5. Obscure Glaze To Side Elevations

Informatives:-

1. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Expiry Date - 29/05/2023

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

Case Officer: Jason Albon Date: 25.05.2023

Authorised by: Peter Barnett Date: