Development Management - Delegated Officer Report

Application Number: AWDM/0576/21 Recommendation – APPROVE

Site: 4 Hillside Road, Sompting, Lancing

Proposal: Single Storey Rear Extension

Date of site visit: No visit use of Google Maps and Photographs

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached bungalow in north Sompting. Ground levels increase to the north so the bungalow is at a higher level than that attached and the bungalow to the north is higher than the site.

Consent is sought for a single storey flat roof rear extension 5.9 metres in depth the full width of the bungalow. A roof light is proposed and high level windows along the north elevation. Materials to be used are render and white windows and doors to match existing.

Sompting Parish Council: - No objection

Representations

None received

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 (February 2019)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock 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 dwelling and its surroundings.

Visual amenity

The extension is proposed to the rear of the bungalow, it will therefore not be clearly visible within the street scene. Although it is large in depth at 5.9 metres it is not out of character within this location where large extensions and significant alterations have taken place over time. The properties either side of the side have similarly large additions. Materials will be used to match existing.

Residential amenity

The main properties to be affected are those either side of the site. The attached bungalow has a single storey extension with a full hipped roof adjacent to the boundary. The proposed extension is shown on the submitted plans as being 0.5 metres deeper than the existing, neighbouring extension. This increased depth is considered to be acceptable taking into account the Council's Development Management Standards which states that extensions up to 3.5 metres in depth adjacent to the boundary of an attached un-extended property can be supported. It is therefore not considered that there will be any significant loss of light, privacy or overbearing impact upon the attached dwelling in this case.

No. 6 Hillside Road to the north has a single storey extension adjacent to the boundary. This was subject to a prior approval application AWDM/0788/17 which showed an extension 5.4 metres in depth. The approved plans showed the side windows to be obscurely glazed and serving a W.C and utility. However these windows are clearly glazed. The proposed extension at number 4 would be adjacent to the side elevation of the extension and will extend 0.5 metres beyond. However being at a lower level, taking into consideration the existing extension and the side windows serving non habitable spaces it is considered that this proposal can be supported. The proposed plans show high level windows on the north side. To be neighbourly the agent has confirmed that these will be obscurely glazed and opening above 1.7 metres only.

A condition will also be attached to ensure no additional windows are inserted on the north side elevation.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. The windows on the north elevation of the extension hereby permitted shall be obscurely glazed and opening above 1.7 metres only and no additional windows shall be inserted in the north elevation.

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: 10th May 2021

Authorised by: Peter Barnett Date: 10 May 2021