Development Management - Delegated Officer Report

Application Number: AWDM/0364/18 Recommendation – APPROVE

Site: 36 Sedbury Road, Sompting, Lancing

Proposal: Single storey rear extension to south east elevation (existing conservatory removed)

Date of site visit: 1st May 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached bungalow within a street of similar properties in north Sompting. Many properties have been altered with flat roof rear additions, loft conversions with front and rear dormers. There is off street parking to the front, a conservatory extension to the rear and a large out building adjacent to the rear of the bungalow. The ground level drops from north to south and the application site has a slightly higher ridge than the attached neighbour to the south.

Consent is sought to remove the outbuilding and rear conservatory extension and add a flat roof rear, single storey extension. The extension is to be the full width of the property and extend by 4.5 metres in depth. It is to provide an enlarged kitchen dining space.

Sompting Parish: - In support of application.

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 (March 2012)

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 flat roof extension is to the rear of the bungalow, although the flat roof exceeds the height of the existing eaves of the bungalow this is not considered to be out of character. Flat roof extensions of this scale and design are common within this locality. It will not be visible within the street scene and will be rendered to match the existing property. The removal of the outbuilding is also welcomed here as it does not contribute positively to the character and appearance of the bungalow or surrounding locality. The extension is not considered to be overly large and is subservient to the main dwelling.

Residential amenity

The main properties to be affected are those either side of the site, no. 34 attached to the south and 38 to the north. There is spacing between the application site and no. 38 to the north. The adjacent property has a similar rear extension with blank south facing elevation, this property is also at a higher ground level. The proposed extension will therefore not impact upon the property to the north. There is a side utility window proposed also at the application site facing north, this is not considered to result in any additional overlooking than already exists between these properties. This adjacent access space between the dwellings is not a privacy area as existing therefore this additional window would not warrant a refusal here or justify the requirement for obscure glazing. It should also be noted that this form of development in isolation would be permitted development.

No. 34 to the south is attached to the application site and as mentioned above is at a slightly lower ground level. It also has an existing rear conservatory adjacent to the boundary with the application site. This extends the same depth as the existing extension at no. 36, shown as 2.3 metres on the submitted drawings. The proposed extension will be 4.5 metres in depth. The Council's Adopted Development Management Standards state that extensions adjacent to the boundary with attached dwellings should not exceed 3.5 metres in depth. In this case the proposal is 1 metre greater in depth than that recommended here. However in the light of the existing conservatory extension at no. 34 it is considered that this additional depth can be supported in this case. It is acknowledged however that the application site is slightly higher than no. 34 and the flat roof extension does exceed the eaves height of the bungalow. However, on balance, this development is to the north of no. 34 and development such as this is common place within this locality and therefore this relationship would not be unusual or considered to be significantly detrimental to warrant a refusal in this case.

A condition is attached to ensure that no openings are to be inserted in either side of the extension hereby approved to safeguard residential amenity.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No openings on the north or south side 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: 1st May 2018

Authorised by: Peter Barnett Date: 1 May 2018