Development Control – Delegated Officer Report

Application Number: AWDM/0516/20 Recommendation – APPROVE

Site: 20 Meadowview Road, Sompting, BN15 0HX

Proposal: Proposed single storey rear extension to north elevation with false pitch to north and west sides (Existing conservatory removed).

Date of site visit:

No site visits can be made at this time due to Covid-19 social distancing restrictions. Assessment has been assisted using the Applicants plan and photos; Earthlight mapping; and Google 3D of the site.

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a semi-detached bungalow situated on the north side of Meadowview Road in Sompting. The site also backs onto the Lancing and Sompting Cemetery. The area contains predominantly semi-detached bungalows.

The property has a Sussex hipped roof gabled extension and a rear dormer extension together with a rear ground floor extension and conservatory. There is also a small front dormer and a side extension.

The application seeks permission to extend to the rear to replace the existing conservatory. The new extension will be 5.13m wide x 4.28m deep x approx. 3.23m high and the application forms state that the walls will be rendered and will have a tiled false pitched roof.

Planning History:

Various relating to Sussex hipped roof extension; dormers etc.

Consultations: None

Representations: Sompting Parish Council: No objection

Relevant Planning Policies

Adur Local Plan 2017 Policy 1, 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

Principle

There is no objection to the proposed development for the replacement of the conservatory with a brick extension.

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 proposed brick extension will be replacing a glazed extension, and will be positioned at the rear of the dwelling, on the outside corner and although on slightly rising ground will not be readily viewed from the street scene owing to the fact that there is a side extension forming a visual buffer to it.

It will also be visually screened from the adjoining neighbour no. 18 as it will not be any deeper than the existing rear extension.

Lastly it will not be generally on view from no. 22 due to their own detached garage being onto the mutual boundary between the properties at this point. What views that can be seen will be glimpses and as such are considered not to be unlike seeing the conservatory that was in that position.

Residential Amenity

There are no properties to the rear of the application site; therefore the only neighbouring properties that could be affected by the proposal would be the ones directly to the side, namely no.'s 18 and 22. But for the reasons given above, it is not considered that their existing residential amenities would not be materially harmed by the proposal.

Recommendation

APPROVE subject to the following conditions.

1. Approved plans
2. Standard time limit
3. Materials

Informative
1. Approved without amendments

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

Case Officer: Eve Hearsey Date: 27.05.2020

Authorised by: Gary Peck Date: 28 May 2020