Development Management - Delegated Officer Report

Application Number: AWDM/0498/22 Recommendation – APPROVE

Site: 30 Hillrise Avenue, Sompting, BN15 0LU

Proposal: Single storey rear extension

Date of site visit: Assessment has been assisted using the Applicants plans; 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 Hillrise Avenue in Sompting, and is a semi-detached, hipped roof bungalow, within an area comprising predominantly semi-detached bungalows. Many of the properties in the street have existing rear extensions and there are also many properties that have several outbuildings within their rear gardens.

There is a large outbuilding at the back of the garden to no. 30, and to the side there is a garage, the side fence close to the side garage is constructed at an angle in order to allow vehicular movements. The fence therefore narrows the rear garden, as does the side garage.

Proposal:

This application seeks planning permission to provide:-

- A single storey flat roof rear extension shown to measure 3.5m deep x 7.06m wide x approx. 3m high

Consultations: None

Representations: Sompting Parish Council: No objection

Relevant History: None

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:

Many of the existing properties have existing rear extensions, indeed the adjoining neighbour at no. 32 to the north of the application site, has a rear conservatory type extension of approx. 4.8m in depth. However, that extension is positioned some 2.8m from the mutual boundary with the application site.

The proposed extension has been amended down from 4m to 3.5m in depth, and no windows are shown in either of the side elevations, it is also shown to be positioned approx. 150mm from the mutual boundary thus allowing for guttering not to ride over the boundary with no. 32

The revised depth of 3.5m is considered to be reasonable and partially reflects the requirements with the Adur SPG, and there is a separation distance between the proposal and the neighbouring extension which is also considered acceptable as it is not considered to result in material harm to the neighbouring property.

The other side fence will be repositioned in order for the extension to take place, but this will not affect any neighbour.

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: 09.06.2022

Authorised by: Peter Barnett Date: 10 June 2022