Development Management - Delegated Officer Report

Application Number: AWDM/0154/22 Recommendation – APPROVE

Site: 83 Ullswater Road, Sompting, BN15 9UG

Proposal: Proposed single storey rear/side extension and front dormer

Date of site visit: Asessment 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:

No. 83 Ullswater Road is a semi-detached property with a detached garage to the rear side of the property, and is situated on the west side of the road. The site backs onto a flood area. The street scene comprises a mix of semi-detached and detached dwellings, mainly bungalows, many of which have undertaken rear extensions and/or roof dormers to front and/or rear.

Proposal:

This application seeks planning permission to:-

- Provide a front dormer
- Extension to the rear measuring approx.
- The rear existing detached garage, will be demolished and removed from the site.

NB: The submitted application forms state that the Porch and the Rear Dormer will be under permitted development. They therefore are not being considered here.

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:

The proposed front dormer will be modest in size and will be positioned lower than the ridge and set away from both of the sides and eaves, it will not, therefore dominate the roofslope and will not look out of character with the streetscene which contain other front dormers.

The rear extension will extend to be wider than the width of the dwelling, and will thereby protrude to the south of the existing dwelling and will also extend forward at the south side.

The extension will measure approx. 7.5m wide x 3.9m deep. The south side wrap around section will protrude from the side elevation of the dwelling by approx. 1.45m and will continue to the side to meet the rear elevation of the extension by approx. 6.9m. The wrap around extension will have a false pitched roof with a flat top.

The extension will be set close to the mutual boundary with no. 85 and be approx. 1.4m from the mutual boundary with no. 81, and some 4.4m from the side elevation of no. 81.

No. 85 has a rear conservatory type extension, which extends out approx. 2.6m, thereby the proposal will extend some 1.3m further out than the extension at no. 85. It is considered that this distance would be a satisfactory extension in such a location, and a condition limiting windows on this side of the proposal would be reasonable.

The long side of the extension on the south elevation, would be some 4.4m from the side elevation of no. 81. No 81 has a garage close to the mutual boundary with the application site which will be a partial screen to the proposal, and they have a rear extension which does not appear to extend to the side of their property. They do have windows in the side elevation of the dwelling which are high level. But as the main of the extension would be further to the rear, it is not considered that it will detrimentally harm the existing residential or visual amenities of the neighbouring property no. 81

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials
4. Windows

Informatives:-

1. Approved with amendment

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

Case Officer: Eve Hearsey Date: 12.05.2022

Authorised by: Peter Barnett Date: 12 May 2022