Development Management - Delegated Officer Report

Application Number: AWDM/0888/20 Recommendation – APPROVE

Site: 22 Mountview Road, Sompting, Lancing

Proposal: Proposed single storey rear infill extension with roof light.

Date of site visit: Used photos and Google Maps

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached chalet bungalow within a street of similar properties. The ground level increases to the north, therefore the attached bungalow is on higher ground level. The bungalow as existing has a single storey rear extension, flat roof dormer and shed adjacent to the boundary with the attached bungalow.

Consent was originally sought to infill the section to the side of the existing extension adjacent to the boundary with the attached bungalow. An extension was proposed at 5 metres in depth and 2.3 metres wide. A flat roof design was proposed higher than the existing eaves level of the bungalow. Due to the relationship with the adjacent dwelling this proposal was considered to be detrimental to the residential amenities of the occupiers of the adjacent dwelling. There is a window at no. 24 adjacent to the boundary which as a result of a rear projection at the adjacent dwelling is in a recess. The proposed extension would therefore have an impact here and be contrary to Development Standard No. 2 which advises against such development.

Following consultation with the applicant's agent it was considered that some infill extension could be supported if the height and depth could be reduced. Due to the change in levels the adjacent bungalow is at a higher level. Amended plans have been submitted which show a reduction in roof height adjacent to the boundary increasing in height away from the boundary. The depth of the extension has also been reduced to 3.5 metres.

Sompting Parish Council: - The Council has no objection to this application - but must be mindful of the boundary with the neighbouring property.

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)

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 to the rear of the bungalow and is not visible within the street scene. It is a modest addition in keeping in scale with the existing bungalow. Materials are proposed to match existing.

Residential amenity

As the neighbouring bungalow is higher level it is considered that with the reduced height of the extension that the impact to the adjacent window is limited. Therefore on balance the proposal is acceptable. The reduction to 3.5 metres in depth is essential here to limit any significant harm. The application as amended can be supported.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No windows on the north elevation of the extension.

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

1. Pro active with amendments

Case Officer: Hannah Barker Date: 24th August 2020

Authorised by: Gary Peck Date: 24 August 2020