Development Management - Delegated Officer Report

Application Number: AWDM/0046/21 Recommendation – APPROVE

Site: 54 Cokeham Road, Sompting, Lancing

Proposal: Amendment to previously approved application AWDM/0960/20 to increase depth of single storey rear extension.

Date of site visit: no visit use of Google Maps and photos

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

Consent was granted in September 2020 under AWDM/0960/20 for works to the semi detached bungalow at the application site which included a hip to barn end extension rear dormer, alterations to the rear conservatory and single storey extension to the eat/rear with a new front wall and gates.

The current application seeks an amendment to the consent extending the single storey extension to the rear. The previous consent involved replacing the roof of the existing conservatory however keeping the footprint the same. This was 3 metres in depth. The current proposal shows the depth of this extension increased by 1.7 metres to 4.7 metres.

Amended plans have been received which show the extension set in from the boundary in line with the positon of the existing extension.

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)
WSCC Guidance on Parking at New Developments (Sept 2020).

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 to be increased in depth is to the rear of the application site; it will not be visible within the street scene, the enlargement does not provide a development of such a scale that would represent overdevelopment in this case. Materials will match existing.

Residential amenity

The main property to be affected is no. 56 the attached bungalow. As existing the adjacent bungalow has a large rear projection with recessed bedroom window adjacent to the boundary. The existing extension at no. 56 has an impact upon light and aspect to this bedroom window. In addition the existing extension at no. 54 at 3 metres in depth also limits light and aspect to the adjacent bedroom. The increased depth of 1.7 metres along this boundary is not considered to materially impact this adjacent window any more than the limited light and outlook which it already receives. However, it is considered reasonable to require the extension to be set off the boundary in order to limit any potential impact and amended plans have been received.

On balance, and in the absence of any representations from the neighbouring property, and this being a bedroom and not a habitable room, it is considered that this increased depth can be supported in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No addition windows on the east of west elevations of the extension.

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Hannah Barker Date: 22nd March 2021

Authorised by: Peter Barnett Date: 23 March 2021