Development Management - Delegated Officer Report

Application Number: AWDM/0523/21 Recommendation – APPROVE

Site: 13 Cokeham Lane, Sompting BN15 9UW

Proposal: Single storey rear extension

Date of site visit: Assessment has been assisted using the Applicants plan; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is located on the east side of Cokeham Lane, Sompting and is a semi-detached, pitched roof bungalow. There is an existing rear extension across approx. one half of the width of the rear elevation. An existing vehicular access and drive lead to a detached garage, which is situated up to the side boundary with no. 11.

The street has a mixture of bungalows, 1 ½ storey and 2 storey dwellings, many of which have undergone extensions of some form.

Proposal:

The application seeks permission provide a single storey flat roof, rear extension which will measure some 9m wide x 3.5m deep x 2.8m high

Representations: Sompting Parish Council: No objection

Consultations: None

Relevant History:

AWDM/0524/21 Lawful development certificate for proposed loft conversion including hip to gable roof extension, rear dormer with Juliet balcony and 4no. rooflights to front. **Current**

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 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 surrounding area.

Visual & Residential Amenity

The proposed extension will be to the rear and therefore will not be readily seen from street. It will also be no deeper than the existing extension, which is to be demolished), and will be in accordance with that stated within the SPG on 'Extensions and Alterations to Dwellings', namely 3.5m.

The extension will be 3.5m deep and is not considered to result in any material harm onto the neighbouring property no. 11.

The adjoining bungalow, no. 15 lies to the south of the proposed extension, and therefore the extension is unlikely to result in any material overshadowing to that property.

The rear extension therefore is considered to comply with policies and will not result in any material harm to neighbouring properties.

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: 13.05.2021

Authorised by: Peter Barnett Date: 13 May 2021