Development Management - Delegated Officer Report

Application Number: AWDM/0436/23 Recommendation – Approve

Site: 28 Halewick Lane, Sompting, BN15 0ND

Proposal: Proposed single storey side 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 situated on the east side of Halewick Lane, and is a two storey, hipped roof, semi-detached house, with an adjoining single storey side shed and a rear extension across the full width of the dwelling.

The neighbouring properties to the south are semi-detached bungalows, but to the north and opposite are semi-detached two storey houses.

Proposal:

The application seeks permission to replace the existing side extension with a full length side extension measuring approx. 2.8m wide x 10.7m long x 3m high to the flat roof and 3.37m to the ridge of the false pitched roof.

There will also be a roof canopy from the false pitch of the side extension, running north over the front of the house to provide a canopy over the front door. The whole of the roof canopy will measure approx. 6.2m wide, with the canopy roof being approx. 3m high over the front of the house.

The side extension will be positioned approx. 100mm from the mutual boundary with no. 26

Relevant site history: None

Consultations: None

Representations: Sompting Parish Council: No objection as long as it does not encroach too close to the boundary.

Relevant Planning Policies

Adur Local Plan 2017 Polices 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 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 & Residential Amenity

The neighbouring property to the south (no. 26) is a hipped roof bungalow which is set approx. 1m from the mutual boundary with no. 28, and has no windows within its side elevation facing the application site. It also sits on slightly lower land than no. 28 and closer to the road.

Currently the side shed at no. 28 is positioned very close to the mutual boundary, and the shed covers about the last third of the neighbouring property.

The proposal will come further west and east to no. 26, with the east section being to the side of the rear amenity area of no. 26.

It is not considered that the side extension would thereby result in any material overshadowing or overbearing of no. 26, and there will be no material loss of residential amenities to the neighbouring property.

There are other properties within the Halewick Lane that have extended/replaced their side shed with longer structures, and there are some which have also incorporated a false pitch which runs into a canopy over the front elevation and entrance door of the dwelling.

No. 44 has a similar side extension approved in 2003 (S/1/03/YP) with a front canopy section; other properties also have side extensions that come very close to the front elevation, whilst others have side extensions that are set back from the front elevation by various depths. In this case it will finish flush with the front of the house and is acceptable.

Recommendation

APPROVE

Subject to Conditions:-

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

Informatives:-

1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 28.06.23

Authorised by: Peter Barnett Date: 28 June 2023