Development Management - Delegated Officer Report

Application Number: AWDM/0796/21 Recommendation – APPROVE

Site: 54 Halewick Lane, Sompting, Lancing

Proposal: Single storey side extension to North elevation

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

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey semi detached property in a street of similar properties. As existing there is a single storey lean to extension to the side of the property. Consent is sought to remove this structure and add a single storey side extension with dummy pitch to the front 4 metres in width, tapering in width due to the angle of the side boundary. The extension will have a window to the front and will provide space for an office, utility and W.C. Bricks and tiles to be used will match existing.

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 will be visible within the street scene, there are other examples of side extensions within the street of varying scale and design. This extension will replace a smaller addition and adjacent at no. 56 there is a single storey flat roof side

extension. Although wider than existing there will be space to the boundary and at single storey it will not be a prominent feature. There is also some set back from the front elevation of the main dwelling. The dummy pitch also adds to its subservient appearance and it is not considered that such a development would warrant a refusal in this case.

Residential amenity

Due to the position of the proposed extension the main property to be affected is no. 56 Halewick Lane adjacent to the application site to the north. This property has a similar extension adjacent to the boundary. It has been confirmed that this space is a utility room and there are existing windows to the side and front. The side window is currently obscured by vegetation at the application site. Should this be cleared the window would then face onto the side blank elevation of the proposed extension. Due to the nature of the space it is not considered that any loss of light or outlook here would be of concern. Therefore no refusal would be warranted here and the proposed extension can therefore be supported. A condition is attached to limit any openings on this side elevation and that the W.C window be obscurely glazed and high level opening only.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the north elevation of the extension the side window shall be obscurely glazed and high level opening only.

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Hannah Barker Date: 1st June 2021

Authorised by: Peter Barnett Date: 8 June 2021