Expiry Date - 21/11/2022

Development Control – Delegated Officer Report

Application Number: AWDM/1571/22 Recommendation – APPROVE

Site: 86 Cokeham Lane Sompting West Sussex BN15 9SJ

Proposal: Single storey rear extension

Neighbours checked: Y

Additional neighbour notifications: **N**

Proposal, Site and Surroundings

This application relates to a detached bungalow on the western side of Cokeham Lane. The property is raised up from the highway and set away from the boundary of no. 84 by 0.7m. To the rear there is a bricked shed offset to the southern side boundary.

The property at no. 86 is a detached bungalow set away from the southern boundary by 1.9m with a full depth dormer in the side roof slope. There are two single storey rear extensions, one is sited along the rear elevation of the property and has a window and door that face onto no. 86 with the other a conservatory extension sited along the northern boundary with no. 82.

The property at no. 88 is a detached bungalow with a large single storey rear extension. Due to the small detached outbuilding at no. 86 which is sited on the boundary it cannot be seen if there are windows in the side elevation of the extension facing onto the boundary of the subject property.

The proposal is for a single storey rear extension that the measure 1.5m – 5.8m in depth, the full width of the house and 2.8m high with a flat roof and one roof light.

Relevant Planning History:

None.

Consultations:

Sompting Parish Council were notified of the planning application and have made the following comments – No objection

Representations:

There were 2 adjoining occupying properties notified of this application. At the time of writing this report no representations have been received.

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Relevant Planning Policies

Adur Local Plan 2017 – Policy 15

'Supplementary Planning Guidance Development Management Standard

No.2 'Extensions and Alterations to Dwellings''.

National Planning Policy Framework (February 2019)

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The proposal is for a single storey rear extension which cannot be seen from the front and is considered by way of its size, design and location there would be no adverse impact on the neighbouring properties or on the subject property, or the street scene as a result of the proposal.

Residential Amenity

The most affected property is no. 84. The proposal has a staggered design that will project 1.5m – 5.8m. The larger part of the extension will be sited on the northern side of the rear of the house. In this instance is considered acceptable as the property at no. 84 is set away from the boundary by 1.9m and has its own rear extension. The subject property is set away from the same boundary by 0.7m. As part of the design there will be no windows in the northern elevation. There is a 1.8m high fence along the boundary between no. 84 and the subject property so only part of the elevation and roof will be seen.

There will be no overshadowing or loss of light to the adjoining occupiers due to the siting of the extension and is set away from no. 84 by 2m+. The proposal is designed with doors/windows that open/face into the rear garden. It is considered that there will be no overlooking issues nor will the proposal affect the privacy of the adjoining occupiers at No. 84 and No. 88.

It is considered that the proposal is acceptable by way of its size, design and siting as it would remain subservient to the exiting property and would not have an overbearing impact on the residential amenities of the adjoining occupiers. It would not significantly overshadow, be a detrimental cause to loss of light or affect the privacy to the adjoining occupiers on both sides of the property.

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Highways and Parking

The parking arrangements to the front of the property remain unchanged and are not a consideration of this proposal.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Matching materials
4. No window in northern elevation

Informative

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.

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

Case Officer: J. Price Date: 22/11/22

Authorised by: Peter Barnett Date: 22 November 2022