Development Management – Delegated Officer Report

Application Number: AWDM/0289/23 Recommendation: APPROVE

Site: 25 Halewick Lane, Sompting, West Sussex

Proposal: Two storey side extension

Date of Site Visit: 18th April 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a two storey semi detached dwelling within a street of similar properties. As existing there is a single storey flat roof side extension, many properties within the street have similar single storey side extensions many of which are of flat roof design.

Consent is sought here for a two storey extension to the side of the dwellinghouse. The proposed extension is to incorporate the existing ground floor extension. The roof is hipped to match existing and the extension is set in from the side boundary by 0.95 metres.

Representations: - None received

Sompting Parish Council: - No objection

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 (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The proposed extension will be clearly visible within the street scene. It has been designed sympathetically and in keeping in design and scale with the existing building. The roof design matches existing and the proportions relate well to the original building. Design principles as stated in Development Management Standard No. 2 have been used to create a subservient addition with the front elevation of the extension set back, the roof set down. The width of the extension is balanced with the main building. Development Management Standards state that there should be a minimum gap of 1 metre from the side boundary and the extension is at first floor level. In this case there is a gap of 0.95 metres, this is the existing space between the ground floor extension and the boundary which will be retained and adapted, built above. On balance this is acceptable, the shortfall is only 5 cm and it is practical to use the existing extension as a basis for the proposed extension. Space will remain between the extension and the neighbouring property to avoid a terracing effect if the neighbouring property were to extend in the same way.

Residential amenity

The extension will be visible from neighbouring properties opposite and adjacent to the side, however the main property to be affected is to the north of the site. The building will be closer to this property than existing at first floor. The proposed extension has only a ground floor toilet window which will be obscurely glazed. A condition is also attached to limit any additional openings on this side elevation. Adjacent to the extension there are ground floor garage windows and a first floor landing window. The proximity of the extension may lead to some loss of light or overbearing impact to these windows however as they are serving non habitable rooms this would not be such to warrant a refusal. There are windows to the rear of the garage facing the side fence at ground floor, these already have limited light and will not be directly adjacent to the proposed extension. So no adverse impact will occur.

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 building, W.C window to 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: 9th May 2023

Authorised by: Peter Barnett Date: 10 May 2023