Development Control – Delegated Officer Report

Application Number: AWDM/1309/20 Recommendation – APPROVE

Site: 3 Downs Mead, Sompting, BN15 0NA

Proposal: Demolition of existing conservatory. Proposed single storey side extension to north elevation

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

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings & Proposal

Downs Mead is a cul-de-sac serving 3no. detached bungalows. A fourth detached house abutting the cul-de-sac is in fact facing onto Upper Brighton Road, and thereby is addressed as such.

No. 3 Downs Mead is a detached bungalow with front and rear dormers, and a single storey side extension to the north. The property fronts onto Downs Mead to the west, and sides onto Upper Brighton Road to the south, where it has its main amenity area. It has smaller areas of amenity to the rear (east), and side (north).

The site is not in a conservation area and is not a listed building.

The proposal seeks permission to replace the existing side extension with a larger extension measuring the full depth of the dwelling and the same width as the existing side extension, namely 7.475m long x 2.64m wide x approx. 2.8m high (plus a further approx.200mm to the top of the proposed roof lanterns).

Relevant Planning History:

AWDM/0085/18 Roof dormers to west and east elevations
Approved 01.05.2018

Consultations: None

Representations: None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 1, 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
National Planning Policy Framework (2019)

National Planning Practice Guidance

Planning Assessment

Principle

There is no objection to the proposed development for single storey side extensions.

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character of the dwelling and its surroundings.

Amenity

The proposed side extension will be replacing an existing small side conservatory extension. The proposal will be no wider than the existing conservatory, but it will be longer, up to the full depth of the existing dwelling. However, it is not considered that it will result in any greater overlooking than the existing single storey conservatory, and being on the side of the property it will not look out of keeping with the character of the area. The proposed false pitch will tie in with the existing roofslope and in this instance it is not considered necessary to set the extension back.

No. 3 has a shallow rear and front amenity space with its main garden amenity space being to the south side and abutting Upper Brighton Road.

The proposed extension will not impinge on its own limited amenity areas, but will utilize a section of land previously used for the conservatory. It will be no deeper than the existing conservatory, and will be at an angle from the front of the neighbouring property no. 2 Downs Mead.

It is considered that the extension would be appropriate within its surroundings.

Residential Amenity

The contiguous neighbouring properties that could be affected are no. 2 Downs Mead and no. 39 Nelson Close.

No.2 Downs Mead is to the north of the proposal and angles away from the application site, and the boundary landscaping on their boundary will largely screen the extension from view.

No. 39 Nelson Close to the east is considered far enough away from the rear of the proposal not to have their existing residential amenities affected.

Recommendation

APPROVE subject to the following condition(s)

1 Approved plans
2 Standard time limit
3 Materials
4 No windows in side elevation facing no. 2 Downs Mead

Informative

1 Approved without amendment

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

Case Officer: Eve Hearsey Date: 08.10.2020

Authorised by: Peter Barnett Date: 9 October 2020