Expiry Date - 04/08/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0751/23 Recommendation – APPROVE

Site: 104 Abbey Road Sompting West Sussex BN15 0AD

Proposal: Proposed single storey extension to west and south elevations. Hip to gable roof extension.

Date of site visit: 03/07/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application property is situated on the westerly side of Abbey Road within a low-scale residential area of Sompting. The property is a semi-detached bungalow comprising predominantly wet dash render in a yellow shade to upper elevation and brickwork to lower elevation, a concrete tiled hipped roof, and white UPVC openings. The property benefits from a relatively large plot size compared to surrounding neighbours. The space to the front of the dwelling comprises a gravel driveway and concrete path. To the south of the plot a wide gravel/ concrete area extends from the public realm to the rear of the dwelling and a square grass area is located to the north-west of the plot. An outbuilding abuts the south-west corner of the plot. The property exhibits a side (south) and rear (west) extension which wraps around the south-west corner of the dwelling, leaving square shaped voids in the property's footprint to the north-west and south-east.

The attached property No. 102 Abbey Road to the north appears to be a mirrored copy of the original application property and differs by way of a significantly smaller plot size. This property also exhibits a rear extension which spans the entire width of their property. To the south, the application property is separated a relatively far distance from No. 108 Abbey Road. This property also has a modest plot size. Properties along Abbey Road consist of predominantly semi-detached bungalows of a similar footprint and massing, many of which appear to have achieved roof extensions of varying forms and scales. There is diversity in the spacing of properties along with plot size, alignment, and design.

Proposal:

Permission is sought for a hip-to-gable roof extension to the side (south) along with single-storey extensions to the rear (west) and side (south). The roof extension would be finished using matching concrete tiles and the rear

extension would be finished in matching render and brickwork elevations and a flat felt roof.

The roof conversion would involve extending the ridge by approximately 6.5m to the side (south), which would be in situ above the existing and proposed side (south) extension. The hipped roof of the protruding southerly aspect of the façade would be raised by approximately 0.75m. The roof conversion would include 2No. roof lights to front (east) and a first-floor window to side (south).

The proposed single-storey extensions would project from the property's respective rear and side elevations and infill the aforementioned 'voids' in the property's footprint. The rear extension would connect with the existing extension located to the south of this elevation. It would project approximately 3.3m from the original rear wall, have a width of approximately 3.5m, and height of approximately 3.2m. 1No rear facing window is proposed to this extension. Similarly, the side extension would connect with the existing extension located to the west of this elevation. It would project approximately 1.8m from the original side wall and have a width of approximately 4.7m which would adjoin the principal front building line of the dwelling. 1No side facing window is proposed to this extension. Other works include the repositioning/ blocking-up of openings to the existing extension.

Representations: None.

Consultations:

Sompting Parish Council: No objection.

Relevant Planning History:

Planning permission granted at the application property for Extension Work under S/11/77/TP/9368, decision issued 01 Mar 1977.

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 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 a residential property located within the built-up area and can be supported in principle. The relevant issues are the effects on the character and appearance of the surrounding area and the effects on the amenities of neighbouring residential occupiers.

Visual Amenity

The proposed works would result in a readily visible alteration to the street scene by virtue of the roof extension and side extension. Notwithstanding, it is considered that the proposal would not have a materially unacceptable impact and would not give rise to an unsightly or out of character form of development owing to the design and matching materials proposed, and the context of the dwelling within the generous plot size and notable ample spacing to the south. The maximum ridge height of the dwelling would not be increased and the side extension would not exceed the principal front building line of the dwelling. Rather, the proposal would create a more harmonious layout for the property and would remove the awkward appearance of the flat roof side extension and intersection of the differing roof forms. As previously identified, there are many properties along Abbey Road which have achieved roof conversions by way of a hip-to-gable roof extension. Front roof lights are a widely established feature in the street scene, along with front dormers to some properties. The proposal would generously increase the scale and massing of the existing dwelling, however, this is not considered to be to the detriment of the visual amenities of the area. The property will continue to enjoy a generous sized garden and would retain a wide gap to the adjacent property to the south No. 108.

Residential Amenity

The proposed rear extension would infill the ‘void’ left between the existing rear extension to the south side of the elevation and the boundary with No. 102 to the north. The proposed extension would be of a modest scale within this context and would be in accordance with the Council’s DM Standard. Further, it would align with the existing southerly rear extension in respect to both height and depth and would not exceed the extent of No. 102’s rear extension. Thus, there would be no overbearing or overshadowing effect on this neighbour.

The overall footprint of the property is increasing a generous amount to the side (south) by virtue of the side and roof extension. However, this is not considered to be to the detriment of the residential amenities of surrounding neighbours owing to the sufficient separation distance; the property’s plot lends itself well to the proposal.

No material overlooking would occur as the proposed openings would face into the applicants own property and/ or be located a sufficient distance to surrounding neighbours.

There are no residential amenity grounds to resist the proposal.

Recommendation:

APPROVE subject to Conditions:-

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1. Approved Plans
2. Standard Time Limit
3. Matching Materials

Informatives:-

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: Jason Albon Date: 03.08.2023

Authorised by: Peter Barnett Date: 3 August 2023