Development Management - Delegated Officer Report

Application Number: AWDM/1899/20 Recommendation – APPROVE

Site: 32 Bramber Close, Sompting, BN15 0JA

Proposal: Demolition of existing conservatory and construction of single storey rear extension with steps and raised platform

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

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is semi-detached bungalow on the east side of Bramber Close at the cul-de-sac end. The land is lower at the rear of the property. No. 32 has an existing rear conservatory extension, and a detached side garage positioned on the front side boundary with no. 34

Many properties within the Close and surrounding area have single storey rear extensions and/or roof dormers to the front and/or rear roofslopes.

Proposal:

The application seeks permission to replace the conservatory extension with a wider brick extension measuring approx. 6.5m wide x 4m deep x 3.4m high (including steps) and 3.7m high including rooflight; steps approx. 500mm high.

Representations:

Sompting Parish Council ~ No objection

Consultations: None

Relevant History: None

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 2019

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 surrounding area.

Visual Amenity:

The bungalow is at the end of a cul-de-sac and therefore will not be readily viewed from outside of the Close. It does though back onto Upper Boundstone Lane, but there is a landscaping buffer separating the rear of the application site from the Lane, therefore the proposal will not be readily viewed from there either.

Residential amenity:

The neighbouring property that could be affected by the proposal is the adjoining bungalow, no. 30.

The new extension will be positioned approx. 500mm from the mutual boundary with no. 30 and is on higher land than no. 30. Taking a 45 degree line from the centre point of the rear window of no. 30 it can be clearly seen that it will hit the corner of the proposed extension, which means that it will result in overshadowing to the occupiers of the neighbouring property.

The application has thereby been amended to remove the part of the extension which will cause the negative effect onto no. 30. The proposal is now considered acceptable in that it will not result in any material loss of residential amenity to no. 30.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials
4. No windows in side elevation facing no.30

Informative:-

1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 26.01.2021

Authorised by: Peter Barnett Date: 26 January 2021