Development Management – Delegated Officer Report

Application Number: AWDM/1822/22 Recommendation – APPROVE

Site: 4 Langdale Close, Sompting, BN15 9SD

Proposal: Single storey side/rear extension, new white render to the external walls and new front porch.

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

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

Langdale Close is a small Close off of Silverdale Drive in Sompting. No. 4 is located near the cul-de-sac section and is on the east side of the Close, on a curve. The property is a detached bungalow, set at an angle and set back from the street, it has a large front amenity area and a large rear garden area.

The street scene, and the neighbouring streets contiguous and close to the application site, contain a complete variety of house types and sizes ranging from detached through to terraced, and bungalows through to two storey dwellings, together with garage blocks.

The main of the properties are positioned squarely, or close to squarely, onto their respective sites, the application site appears to be only one that is set at a twisted direction.

The Proposal:

The application seeks permission to:-

- Provide a single storey wrap around, flat roof, rear and side extension, the roof of the rear of the extension will protrude out from the rear elevation by approx. 1m;
- Provide a pitched roof front porch to the south elevation, measuring approx. 2.5m wide x 1.4m deep x 3.1m high;
- Render finish walls on all but the east elevation.

Consultations: None

Representations: None received

Relevant Planning Policies

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

Relevant Planning History: None

Planning Assessment

There is no objection in principle to the proposal which is within a residential area. The key concerns are the effects on the existing residential and visual amenities of the locality and how the proposal affects the character and appearance of the area.

Residential and Visual Amenity

The proposed wrap around extension will be angled from the house but in line with the side boundaries. This is because the property itself is positioned at a severe angle on the plot, and the only way to extend to gain a better working internal relationship is to angle the extension itself.

- Measuring from the rear east corner of the existing dwelling, the extension will be some 5.3m to the top corner;
- from rear west corner of the property out, the extension will be approx. 1.3m;
- from the same rear west corner measuring to the side top corner (west) of the proposal, will be some 4.1m; and
- from the bottom corner of the west elevation, the distance of the extension narrows down to approx. 500mm.

The property to the west, no. 3 Langdale Close, is set back from the application site by some 7m. The top corner of the proposal will be approx. 1m from the mutual boundary with no. 3, thereby it is not considered that the proposal will result in any material harm to the existing residential or visual amenities of that neighbour.

The property to the east, no. 98 Cokeham Lane does have a shorter rear garden depth, and the proposal will be stepped away from the boundary by approx. 1m, and the extension will be flat roofed. The distance between the rear of no. 98 and the side wall of the proposal will be some 8m, and this distance is considered acceptable for the side on extension.

The front porch will have a pitched roof to be in accordance with the pitched roof of the bungalow, and it is considered to be modest in size and thereby will easily assimilate with the host.

Recommendation

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit

3. Materials
4. Windows
5. Obscure glaze side windows

Informative

1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 15.12.2022

Authorised by: Peter Barnett Date: 15 December 2022