Expiry Date - 03/08/2022

Development Control – Delegated Officer Report

Application Number: AWDM/1069/22 Recommendation – APPROVE

Site: 54 Abbey Road Sompting West Sussex BN15 0AB

Proposal: Householder application for permitted development for prior approval for single storey extension to rear of property measuring 4m from rear wall of the original house, maximum height 2.85m and height of eaves of the extension 2.80m.

Neighbours checked: Y

Additional neighbour notifications: **N**

Proposal, Site and Surroundings

The application relates to a semi-detached bungalow located on the eastern side of Abbey Road. There is a dormer window located to the front of the property and the roof slope to the side has been altered from hipped to gable end facing property No. 56.

Access to the property is to the side where there is a hardstanding and driveway which wraps around to the front of the property with access leading onto Abbey Road. To the rear of the property is a large dormer roof extension and a single storey rear conservatory extension which leads onto a levelled patio area and into the garden. There is a 1.8m high boundary fence on both sides and to the rear of the property. From the side elevation of the subject property to the boundary of No. 56 is measured at 2m.

The property at No.52 is a semi-detached bungalow with a single storey rear extension.

The property at No. 56 is a semi-detached bungalow, however I could not see if the property had been extended.

The surrounding area is residential with a mix of detached and semi-detached properties.

The proposal is for the erection of a single storey rear extension. The measurements proposed will be 4m in depth, 6.6m in width and have an overall height of 2.85m with a pitched roof slope.

Relevant Planning History:

None.

Consultations:

None.

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Representations:

There were 5 notifications sent to the adjoining occupiers. One representation has been received at the time of writing this report with concerns on the following issues:

- Design
- Overdevelopment
- Privacy and light
- Noise and dust
- Debris
- Upset to daily life

These concerns will be address in this report under the planning considerations

Relevant Planning Policies

Adur Local Plan 2017 – Policy 15

'Supplementary Planning Guidance Development Management Standard

No.2 'Extensions and Alterations to Dwellings''.

National Planning Policy Framework (February 2019)

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the residential amenities of the locality.

Residential Amenity

The property at No. 52 is attached to the subject property as part of the semi-detached buildings. There is a single storey extension to the rear elevation that sits on the boundary with the subject property.

The property at No.56 is a semi-detached bungalow however due to the 1.8m high fence I could not see if the property had been extended. Measurements taken from the side elevation of the subject property to the boundary of No. 56 is measured at 2m+. The submitted plans show this measurement as 2.2m.

The proposal is for a single storey rear extension that will project 4m along the boundary with No. 52 which has an extension to the rear elevation. It is considered that the proposal by way of its size, design and siting it would not

have an overbearing impact on the residential amenities of the adjoining occupiers at No. 52 and No. 56.

Overshadowing/Light Impacts

There will be no overshadowing or loss of light to the property at No. 52 due to the suns orientation, the boundary fence between both properties and the siting of the extension.

The proposed extension will not have any detrimental impact on the property at No. 56 as the extension is set away from the boundary fence by 2m+ and there is a 1.8m high fence on the boundary between both properties.

Privacy and Overlooking

The proposal is for a single storey rear extension with windows and doors that open/face into the rear garden. Therefore it is considered that there will be no overlooking issues nor will the proposal affect the privacy of the adjoining occupiers at No's 52 and No. 56.

Highways and Parking

The parking arrangements to the front of the property remain unchanged and are not a consideration of this proposal.

Outcome of application

This report is to determine if prior approval is required. Based on the above planning assessment it is determined that prior approval is required and GRANTED

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Matching materials

Informative

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.

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

Case Officer: J. Price Date: 09/08/22

Authorised by: Gary Peck Date: 9 August 2022