Development Management - Delegated Officer Report

Application Number: AWDM/0281/22 Recommendation – APPROVE

Site: 23 Sedbury Road, Sompting, BN15 0LN

Proposal: Single storey rear extension

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

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The site is situated on the west side of Sedbury Road and is a semi-detached bungalow with existing hip to gable roof extension, front and rear dormers plus an existing flat roof rear extension. Sedbury Road is on a hill slope, and the rear garden of the property is on rising land from the house.

The street scene comprises semi-detached bungalows many of which have been extended to the rear and to the roof.

Proposal:

This application seeks planning permission to:-

- Partially demolish the existing rear extension;
- Extend the existing rear extension;
- The resultant extension will measure approx. 5m onto the mutual (north) boundary with no. 25 and approx. 3m to the south elevation and have a width of approx. 6.8m

Consultations: None

Representations: Sompting Parish Council: No objection

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 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 amenities of neighbouring residential occupiers and the effect on the character and appearance of the surrounding area.

Visual & Residential Amenity:

The proposed rear extension will not be readily viewed from the street scene, but will be viewed by the immediate neighbouring properties no.'s 21 and 25 Sedbury Road and to a lesser extent, from the properties to the rear in Mountview Road. However, the properties within Mountview Road are some 30m or more distant from the proposal and thereby they will not be considered further.

No 25, to the north, has its own rear extension, which is approx.2m deep and is in line with the existing open extension at the application site. They have also added a conservatory to the rear of the extension, which is approx. 2.5m in depth. Therefore the proposal will be just approx. 500mm deeper than the neighbouring extensions. It is thereby considered that the proposal would not result in any unacceptable loss of visual or residential amenity to no. 25.

No. 21 to the south, is separated by the side driveway being approx. 3m in width and the dwellinghouse of no. 21 is positioned further back into the rear than no.23 by approx. 1.2m. Taking all of this into consideration, it is not considered that the proposal will result in any unacceptable loss of visual or residential amenity to no. 21

It would also be reasonable to limit new windows within the side elevations to prevent overlooking.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials
4. Windows

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 12.05.2022

Authorised by: Peter Barnett Date: 12 May 2022