Development Control – Delegated Officer Report

Application Number: AWDM/0869/19 Recommendation – APPROVE

Site: 29 Loose Lane, Sompting, BN15 0BL

Proposal: Single storey rear extension to replace conservatory to east elevation

Date of site visit: 04.07.2019

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application site is a white painted end of terrace two storey dwelling, located on the east side of Loose Lane. The street is characterised by two storey terraced dwellings.

Proposal

The proposal seeks to demolish the existing outbuilding and rear extension and replace them with a single storey, flat roof, rear extension to go across almost the full width of the dwelling. The proposed extension will measure approx. 5m in depth x approx.6.5m wide x some 3m in height.

Consultations: None

Representations: Sompting Parish Council : Customer made comments in support of the Planning Application.

Relevant Planning Policies

Adur Local Plan: Policy 15
DC Standard No.2 SPG - Extensions and alterations to dwellings
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

The proposal for a rear extension is acceptable in principle, subject to its effect on the visual and residential amenity of the neighbouring properties and the streetscene in general.

Visual Amenity

The proposed extension will be to the rear of the end of terrace property, and the site visit revealed that there is an existing rear conservatory; outbuilding/shed; and a covered way between both of these buildings. The

conservatory is some 3.7m in depth, whilst the covered way and outbuilding/shed have a combined depth of approx. 6.8m. All of which would be demolished should planning permission be gained for the rear extension.

It is thereby considered that the rear extension at a depth of 5m will, on balance, be a reduction in depth of rear buildings.

There will be a gap to the boundary with no. 31 of some 200mm, whilst the existing gap of approx. 1.5m between the side wall of the conservatory and the neighbouring property boundary wall with no. 27 will be maintained.

Residential Amenity

The properties that could be affected by the proposal are no.'s 27 and 31 Loose Lane, together with the block of flats to the rear in Avon Close.

The flats to the rear are some 30m from the rear wall of the proposed extension and thereby will not be affected by the proposal.

No. 31 has an existing lean-to type structure to the boundary with no. 29 and thereby the proposed extension will not adversely affect their existing residential amenities.

The extension will be no closer to no. 27 than the existing rear conservatory and it is not considered that the additional 1.3m will result in any material loss of residential amenity to that property.

It is considered reasonable to attach a condition restricting windows to either of the side elevations of the extension.

Recommendation

APPROVE

1. Standard time limit
2. Approved plans
3. Materials to match
4. No windows in side elevations

Informative

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 25.07.2019

Authorised by: Peter Barnett Date: 25 July 2019