Development Management - Delegated Officer Report

Application Number: AWDM/2017/21 Recommendation – APPROVE

Site: 30 Bramber Close, Sompting, BN15 0JA

Proposal: Single storey rear extension and extend the existing rear raised platform

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

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a situated on the east side of Bramber Close near the cul-de-sac section, and is a brick faced, semi-detached bungalow, with a detached garage at the rear side of the plot. The land is lower at the rear, therefore there is an existing raised platform outside of the rear elevation of the dwelling

The street is on rising land and the scene comprises predominantly semi-detached bungalows, many of which have existing rear extensions and or roof dormers.

The adjoining bungalow no. 32, has recently gained planning permission for a rear single storey extension with steps and a raised platform (AWDM/1899/20 refers), and have constructed it.

Proposal:

The application seeks permission to provide a single storey, hipped roof rear extension measuring approx. 3.5m wide x 3m deep x 3.3m high

The existing approx. 500mm high rear raised platform will be extended to accommodate the proposed rear extension

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 and Residential Amenities

The proposed extension will be to the rear of the property and therefore not readily viewed from the front. However, there is a road to the rear leading up to the Downs, but there is a fence and then hedging to the road at the rear which will mask the view of the extension.

The adjoining neighbour to the north, no. 32, is on higher land and they have now constructed a larger rear extension, with the elevation facing no. 30 being a solid wall with no windows within it. It is thereby considered that the proposed hipped roof rear extension will not have any material affect onto the existing visual or residential amenities of no. 32

The proposed hipped roof could be partially viewed from no. 32 but not to any great extent.

With regard to the neighbouring property to the south, no. 28, who are on lower land, they have an extension to the side which will act as a visual buffer between it and the proposal and the distance between the proposal and no. 28's extension is approx. 7m, which is considered to be of a far enough distance so as not to result in any harm to the neighbouring residential amenities.

Recommendation:
Approve:
Subject to Conditions:-

1. Approved plans
2. Standard time limit
3. Materials

Informatives:-

1. Approved without amendments

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

Case Officer: Eve Hearsey Date: 05.01.2022

Authorised by: Peter Barnett Date: 5 January 2022