Development Management - Delegated Officer Report

Application Number: AWDM/1976/21 Recommendation – Prior Approval Required and Granted

Site: **27 Howard Road, Sompting, Lancing**

Proposal: **Householder application for permitted development for prior approval for single storey extension to rear of property measuring 6m from rear wall of the original dwelling, maximum height 3.55m and height of eaves of the extension 2.5m**

Date of site visit: 20th December 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi-detached bungalow in north Sompting. Prior Approval is required for a single storey rear extension projecting 6 metres adjacent to the boundary of the attached bungalow and reducing to 3.3 metres in depth on the other side.

Consultations

Sompting Parish Council: - The Council had no objection to this application but they felt the plans were difficult to decipher all being on one sheet.

Representations

1 letter of objection received from the owner/occupiers of no. 25 Howard Road: -

- The extension will cause a loss of light into both our conservatory and patio of our garden.
- Our conservatory is 3 metres and a 6m x 2.5 m high wall will cause loss of light.
- If the extension was 3 m instead we would not object.
- How will the wall be rendered?
- Removal of trees.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

As this is a Prior Approval application and an objection has been received prior approval is required and a site visit and assessment have been carried out to assess the impact of the proposed development on the neighbouring occupiers. The neighbouring attached property has a rear conservatory extending 3 metres from the rear of the property. The proposed extension adjacent to this boundary is 6 metres in depth. Therefore an additional 3 metres will extend beyond the rear of the existing conservatory. It is considered that at this depth the extension will not have an impact that would warrant a refusal in this case.

While there may be some loss of light and overbearing impact it will not be to such a degree that would justify refusal. Development Management Standard No. 2 states that an extension adjacent to the boundary of an attached building can extend up to 3.5 metres in depth. As there is an existing extension this is in effect a 3 metre extension beyond the rear of the attached dwelling. In that case it is deemed acceptable.

The extension reduces in depth to 3.3 metres on the west side and there is some set in between the properties therefore no adverse impact on this side.

Prior approval is required in this case and is therefore granted.

Recommendation

Prior Approval required and granted

Case Officer: Hannah Barker Date: 20th December 2021

Authorised by: Peter Barnett Date: 20 December 2021