Development Management – Delegated Officer Report

Application Number: AWDM/1782/22 Recommendation – APPROVE

Site: 64 Halewick Lane, Sompting, BN15 0ND

Proposal: Removal of conservatory and construction of single storey rear extension to provide disabled facilities and access

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

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application site is located on rising ground, on the east side of Halewick Lane and is a two storey, semi-detached, hipped roof house. The property is set back from the roadway by a wide grass verge, and there is a bus stop at the front also.

The property has an existing flat roof side extension up to the boundary with no. 62 to the south. There is also a rear extension onto the back of the existing side extension, plus a rear conservatory extension, and several outbuildings within the rear garden area.

The locality and street scene comprises a mix of two storey and single storey dwellings, comprising semi-detached and detached properties

The Proposal:

The application seeks permission to:-

- Remove the rear extensions;
- Replace with a brick built, false pitch, rear extension measuring approx. 4m deep x 9.2m wide x 3.2m high;
- There will be an approx. 250mm gap off the boundary to the north & 1m gap off the boundary to the south.

Consultations: None

Representations: Sompting Parish Council: No objection

Relevant Planning Policies

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

Relevant Planning History:

None

Planning Assessment

There is no objection in principle to the proposal which is within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality and how the proposal affects the character and appearance of the locality.

Residential and Visual Amenity

The rear 4m deep extension will be replacing an existing extension of some 5m deep plus a conservatory extension of some 4.5m in depth, it will thereby be a reduction in depth to that existing and as such will not result in unacceptable harm onto either of the adjoining neighbours.

It will be higher than the existing structures by approx. 200mm, but this is not considered to result in any demonstrable overshadowing or overbearing onto the neighbours.

There are no windows shown in the side elevations and a condition precluding windows without permission from the LPA would be reasonable.

There is a distance of over 15m between the rear wall of the extension and the rear boundary, and between that are outbuildings onto the rear boundary. Further, there is a rear access directly behind the application site, thereby the properties to the rear within Hillrise Avenue, will not be materially affected by the proposal.

Recommendation

APPROVE

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

Informative

1. Approved without amendments

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

Case Officer: Eve Hearsey Date: 14.12.2022

Authorised by: Peter Barnett Date: 14 December 2022