Development Management – Delegated Officer Report

Application Number: AWDM/0755/22 Recommendation: APPROVE

Site: 39 Herbert Road, Sompting, West Sussex

Proposal: Rear extension with raised deck and external steps and balustrade

Date of Site Visit: 28th June 2022

Neighbours Checked: Y

Additional neighbour notification:

Proposal, Site and Surroundings

The application site is a semi detached bungalow within a street of similar properties in north Sompting. There is an open aspect onto the South Downs National Park to the west. There is an existing raised platform and stairs to the rear of the bungalow leading from the rear of the property to the garden. Due to the change in levels to the rear of the bungalows and south to north, raised decking, platforms, external staircases and balconies are common.

There is an existing flat roof extension to the rear of the bungalow adjacent to the boundary, consent is sought to increase this across the full width of the bungalow and also raise the roof of the existing flat roof slightly to meet the internal ceiling heights. The extension is 3.5 metres in depth. A raised platform with central stairs to the garden is proposed to the rear of the extension 1.8 metres in depth.

Consultations

South Downs National Park Authority: - No comment

Sompting Parish Council

No objection

Representations

None received

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

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The extension and raised deck are to the rear of the property, they will not be visible within the street scene. They are modest in scale and relate to the existing property style and appearance. In keeping with the character and style of other bungalows within the street where flat roof extensions and raised platforms are not uncommon.

Residential amenity

The main properties affected are those either side of the site. The attached dwelling to the south has an existing rear balcony area, with no screening and the existing raised platform at the application side is adjacent to the boundary neighbouring this existing development. The rear projection also exists adjacent to this boundary. In the light of the existing relationship between the raised external amenity areas it is considered that the raised decking as proposed will not have any greater impact than currently exists. The applicant may wish to install privacy screens however it is not considered that a condition could be attached here to ensure this is the case as the external areas currently function without screens. On balance this is acceptable.

To the north is the adjacent neighbouring bungalow, there is a space between the properties. The proposed extension will be adjacent to this boundary. There are windows on the south elevation of the neighbouring bungalow, one is obscurely glazed and one clear. On balance it is considered that the extension will not give rise to a significant loss of light or outlook to these windows as this is currently limited due to its position relative to the building and orientation. The spacing between the buildings will not result in this relationship being overly oppressive. A condition has been attached to ensure that no openings are inserted into the north or south elevations of the extension to avoid loss of privacy.

Recommendation

Subject to Conditions

1. Time limit
2. Materials to match
3. No openings on the side elevations of the extension.

Is recommendation contrary to letter(s) of representation N

Case Officer: Hannah Barker Date: 28th June 2022

Authorised by: Peter Barnett Date: 29 June 2022