# Development Management – Delegated Officer Report

**Application Number: AWDM/1629/22 Recommendation: APPROVE**

**Site: 2 Peveril Close, Sompting, West Sussex**

**Proposal:** Single storey and two storey rear extension

**Date of Site Visit: 20th October 2022**

**Neighbours Checked: Y**

**Additional neighbour notification: N**

**Proposal, Site and Surroundings:**

The application site is a two storey mid terrace property within a cul de sac of similar properties. There is an existing single storey flat roof rear projection. Consent was originally sought for a single storey extension continuing the width of the existing extension the full width of the boundary. Also proposed was a first floor flat roof extension about this with a chamfered side adjacent to the attached dwelling. Officers considered that the two storey extension would be detrimental to the amenities of the adjacent properties. To the west the proposal would result in a loss of light and overbearing impact to the first floor windows as the extension would be 3.2 metres in depth. This would be contrary to Development Management Standards in relation to the depth adjacent to the boundary and also the flat roof design in terms of character and appearance.

Amended plans have been received which show the ground floor extension increased the full width with the first floor extension only above the original side of the extension on the eastern side. A pitched roof has been added, materials to be used will match existing.

**Representations: -** None received

**Sompting Parish Council**: - There is some concern that the neighbours may be overlooked, resulting in this being an unneighbourly extension.

**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 extensions as amended will be in keeping in character and appearance with the existing building and row of properties. The single storey flat roof extension will match that at the existing house and adjacent. The first floor addition has a pitch roof and is subservient to the main dwelling.

**Residential amenity**

The first floor extension as reduced will not result in any significant impact upon the amenities of the adjacent occupiers. The extension is set away from the boundary to the west therefore the ground and first floor windows will not result in loss of light to an unacceptable degree. The ground floor extension adjacent to the boundary is 3.2 metres in depth therefore less than 3.5 metres as stated in Development Management Standards No. 1. The boundary fence is on an angle and is positioned in front of the neighbouring windows however the impact of this is existing. The proposed development will not create additional harm that would warrant a refusal in this case.

The first floor extension is adjacent to the boundary to the east and at first floor the adjacent window is a bathroom therefore a non habitable room in this case. The extension adjacent to this window at 3.2 metres would therefore not have such an impact that would warrant a refusal in this case and can therefore be supported.

**Recommendation**

APPROVE

**Subject to Conditions:**-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No windows on the east or west elevation of the extension.

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

1. Proactive with amendments

Case Officer: Hannah Barker Date: 7th March 2023

Authorised by: Peter Barnett Date: 7th March 2023