Development Management - Delegated Officer Report

Application Number: AWDM/0990/22 Recommendation – APPROVE

Site: 8 Bramber Close, Sompting, BN15 0JA

Proposal: Ground floor rear extension, roof lights to rear roof slope

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

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The site is located on the east side of Bramber Close and is a hipped roof bungalow, which has been extended to the side and rear. There is a covered way, side garage and outbuilding close to the boundary with no. 10, and there are various other outbuildings within the rear garden area. The property is on sloping ground, with no. 10 being higher ground creating a step down to no.8. The property backs onto Upper Boundstone Lane, which leads to the cemetery.

No. 10 also has a side garage/outbuilding up to the boundary with no. 8; the adjoining dwelling no. 6 to the south, has front and rear dormers.

Bramber Close is on rising ground and contains predominantly semi-detached bungalows, many of which have been extended to the rear and some have roof extensions.

Proposal:

This application seeks planning permission to:-

- Removal of existing rear extensions and part of the garage;
- Provision of single storey rear extension shown on the plans to measure 5m deep on the west elevation and 3.5m deep on the east elevation x approx. 7.2m wide x 2.7m high (excluding roof lanterns);
- 2no. glazed roof lanterns on the new rear extension shown to measure 2m x 3m x 0.5m high & 1.5m x 2m x 0.5m high

Relevant History: None

Representations: Sompting Parish Council: No objection

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 2021

Planning Assessment

Principle:

The proposal comprises upgrading a residential property 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 & Residential Amenity:

No changes are indicated to the front elevation of the bungalow, but to the side elevation (north) will see the blocking up of a door and window, and the side elevation of the new rear extension; to the rear (east) will see the existing extensions replaced by one ‘L’ shaped rear extension, and 2no. rooflights to the rear roofslope; and to the side (west) elevation, will see the side elevation of the new extension. The garage will also be partially demolished, therefore leaving a gap between the rear of the new extension and the front of the resultant garage.

There will be 2no. glazed roof lanterns to the roof of the proposed extension, and both of these lanterns will be viewed by both of the neighbouring properties.

The ‘L’ shaped rear extension will be 3.5m in depth on the mutual boundary with no.6, and this distance is in accordance with the Adur SPG ‘Extensions & Alterations to Dwellings’, and thereby will not result in unacceptable loss of existing residential amenities to that property.

The extension then ‘dog legs’ across by 1.5m before it extends for a further 1.5m, making an overall depth of 5m. Because of the dog leg, it is not considered that the additional 1.5m of extension will demonstrably affect the existing residential amenities of the adjoining neighbouring property no. 6.

The other elevation of the proposed extension will be 5m in depth, but it is positioned some 2.5m from the boundary with no. 10, which is considered an adequate separation between neighbouring properties.

The rear extension will not be readily viewed from the street, and as the property backs onto a roadway, there are no properties to the rear which would be directly affected by the proposal.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials
4. Window

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 02.09.2022

Authorised by: Peter Barnett Date: 2 September 2022