Development Management - Delegated Officer Report

Application Number: AWDM/0159/22 Recommendation – APPROVE

Site: 25 Rectory Walk, Sompting, BN15 0DU

Proposal: Front and rear ground floor extensions

Date of site visit: 24.03.2022 - Asessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

Rectory Walk is a cul-de-sac, and the application property is an end of a terrace of 3no. bungalows, and there is a further terrace of 3no. bungalows next to the application terrace; close by there are a further terrace of 3no. and 3no. bungalows. However, the area predominantly comprises 2 storey dwellings in a mix of terrace and semi-detached form. The bungalow properties have no road to the front of them and therefore can only be accessed by walking. The terraced bungalows are all of the similar design, with a front gabled section and a most having a small recess between these gabled sections.

The front entrance is via full glazed sliding doors which are set back in the recess, back from the front elevation proper. The property has approx. 2m high boundary fencing to the front of the bungalow, and there is a gate at the front directly to the front of the entrance to the bungalow. The fencing continues along the side next to the mutual path which leads down to the rear of the bungalows.

Proposal:

This application seeks planning permission to provide:-

- Flat roof infill of the front recess next to the front gabled section, the infill is shown on the plans to measure 2.862m long x 1.985m wide and measures to be approx. 2.687m high;

- Flat roof rear extension shown on the plans to measure 8.19m wide x 4.2m deep x 3.175m high;

- Change to some of the fenestration

Consultations: None

Representations: Sompting Parish Council: No objection

Relevant History: None

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:

Some of the other bungalows have a similar recess gap on their property and the eaves overhang from the neighbouring property to the gaps overhang the gaps, which limits the upper section of the gaps. No. 29 has covered the gap with a flat roof section (no. 29 being a double gabled width bungalow).

The character of the street scene is mixed, with 2 storey dwellings and bungalows, road ways and pedestrian enclaves.

The infill of the recess on this property will not obstruct its neighbouring property no. 23 as there is a pathway that runs between these properties which provide access to the rear of the bungalows. Also, the side elevation of the extension will not be protrude out from the side elevation of the existing bungalow, and thereby will not result in a bulky form of development.

The proposed rear extension will be the full width of the bungalow and the plans indicate that its depth will be 4.2m. This is greater than the SPG Development Management Standard suggests that rear extensions should be no greater than 3.5m deep.

The adjoining property no. 27 to the west of the application site, and they have an extension some 3m in depth, and there is intervening boundary treatment between the two properties. The proposal would be approx. 1.2m deeper than the neighbouring conservatory type extension, however the proposal will be to the east of extension at no. 27, and thereby it is not considered that there will be any unacceptable loss of morning light, from the proposed extension to no. 27 and thereby it is also not considered to result in any material overbearing onto that property either.

Taking all of these matters into consideration, it is not considered that the proposed rear extension would result in a material loss of existing visual or residential amenities to no. 27

The neighbour to the other side of the application site, no. 23, is detached from no. 25 and its side elevation is some 4m distant from the proposed side elevation. The rear extension at no. 23 is some 3.15m deep, and thereby the proposed 4.2m deep extension at the existing separation distance, is not considered to result in unacceptable harm onto no. 23.

There is no residential dwelling to the rear of the application site, only a garage compound.

The proposed rear extension does not show any windows in either of the side elevations, and it would be reasonable to apply a condition on any approval to maintain this situation.

Recommendation

APPROVE

Subject to Conditions:-

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

Informatives:-

1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 29.03.2022

Authorised by: Peter Barnett Date: 29 March 2022