Development Management - Delegated Officer Report

Application Number: AWDM/1124/22 Recommendation – APPROVE

Site: 5 Busticle Lane, Sompting, BN15 0DH

Proposal: Single storey side and rear extension

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

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application site is located on west side of Busticle Lane, and is a circa 1960's semi-detached, two storey dwelling. There is a bay to the front of the dwelling for car parking, and the rear garden is quite long in length.

No. 7 to the north, has a single storey flat roof, wraparound extension positioned close to the boundary with no. 5, and a garage compound accessed from Rectory Farm Road to the north, is also very close to the side boundary with no. 5.

Proposal:

This application seeks planning permission to:-

- Provide a single storey, partially flat roof and partially pitched roof, extension along the rear half of the north elevation and then wrapping around to the rear, west elevation.
- The rear, mono pitch roof extension section will measure 3m deep x 7.1m wide x 3.6m high
- The side, predominantly flat roof extension with a false pitch at is rear point, will measure approx. 5.3m long x 1.68m wide x 2.9m high for the flat roof and 3.6m high to the ridge of the pitched roof section.

Relevant History: None

Representations: None received

Consultations: 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:

From the street the side extension will be viewed, but it is set back from the front elevation of the dwelling by some 2.1m and will be a flat roof; thereby will not be overly dominant. A door will be provided in this front elevation (east) from the proposed utility room. The proposed side extension will be positioned close to the side extension at no. 7. The rear extension will protrude 3m deeper than the extension at no. 7.

The rear extension to no. 7 measure approx. 3m in depth, which accords with current permitted development criteria.

The rear section of the extension at no. 5 will be across the full width of the dwelling, and this section will be 3m deep, which is within the guidance of the Adur SPG, and will be respectful of the outlook from the main windows of the neighbouring property at no. 3.

It is considered that the wraparound extension will not have a demonstrable impact on either of its direct neighbours or with the wider landscape and thereby will not result in any material loss of visual or residential amenities to the neighbours.

Recommendation

APPROVE

Subject to Conditions:-

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

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 20.09.2022

Authorised by: Peter Barnett Date: 20 September 2022