Development Control – Delegated Officer Report

Application Number: AWDM/2126/20 Recommendation – APPROVE

Site: 61 Halewick Lane, Sompting, BN15 0ND

Proposal: Single storey rear extension and pitched roof front porch

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

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The site is situated on the west side of Halewick Lane, Sompting and is a two storey, gable end roof, semi-detached dwelling. The dwelling has a brick face finish. There is also a vehicular access and hardstanding on the front amenity area. Halewick Lane is on rising land being higher in the north.

This section of Halewick Lane comprises predominantly 2 storey semi-detached dwellings, although its neighbour to the south, no. 59, is a detached bungalow. Many of the properties in the street have rear extensions of some form and or roof dormers and a few have front porches.

Proposal

Permission is sought to provide:-

- a hipped roof front porch measuring 1.5m deep x 2.6m wide x approx. 3.6m high;
- a mono-pitch roof rear extension measuring 3.5m deep x approx. 6.4m wide x approx. 3.5m high
- The south side door opening in the existing dwelling is to be bricked up and replaced by a window

Consultations: None

Representations: Sompting Parish Council: No objection

Relevant Planning Policies:

Adur Local Plan 2017: Policies 1, 15
DM Standard No.2 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework 2019

Planning Assessment

There is no objection in principle to the proposed extensions which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual & Residential Amenity

The front porch will be the most noticeable feature of the proposal as it will be viewed from the street scene. Its design will be similar to the porch at no. 57 Halewick Lane. The proposed porch will be of modest proportions and with matching materials and thereby will visually assimilate well onto the elevation and the street scene.

Being at the rear of the property, the rear extension will not be readily viewed from the street, although there will be glimpses from the south of the site.

The depth of the extension at 3.5m will be in accordance with the Adur Local Plan Supplementary Planning Guidance 'Extensions and Alterations to Dwellings' and thereby is of acceptable proportions, its design will also marry well with the host dwelling.

The window replacement to the side door will be visible in the street scene but will not look out of keeping.

The residential properties that could be affected by the proposed development would be the neighbouring dwellings no.'s 59 and 63 Halewick Lane.

No. 59 to the south, is a small bungalow and has a detached garage close to the boundary with the application site and therefore will not be materially affected by the proposal (NB there is a current planning application submitted on this site to redevelop the site by way of providing a pair of semi-detached two storey dwellings AWDM/2030/20 refers.)

No. 63 to the north is the attached semi, and could be the most affected as both the proposed porch and rear extension will be to the boundary with this property. However, as stated above, the depth of the rear extension is in accordance with the guidance within the SPG and therefore is considered to be acceptable in this instance.

The existing rear garden is over 20m in depth, therefore the properties to the rear in Sedbury Road will not be affected by the rear extension.

At only some 1.5m deep it is not considered that the front porch will materially affect the adjoining property no. 63.

Recommendation

APPROVE subject to the following conditions

1. Approved plans
2. Standard time limit
3. Materials

Informatives

1. Approved without amendments

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

Case Officer: Eve Hearsey Date: 11.02.2021

Authorised by: Peter Barnett Date: 11 February 2021