Development Management – Delegated Officer Report

Application Number: AWDM/1535/23 Recommendation: APPROVE

Site: 28 Busticle Lane, Sompting, West Sussex

Proposal: Single storey rear extension and rooms in roof consisting of rear dormer and front roof lights.

Date of Site Visit: 21st November 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a semi detached hipped roof bungalow in a row of similar properties on the eastern side of Busticle Lane in Sompting. There is off street parking to the front and a rear conservatory. Many properties within the vicinity of the site have been extended with examples of front and rear flat roof dormers, hip to gable extensions and rear extensions.

Consent is sought for a rear flat roof dormer and front roof lights and a single storey rear extension. The extension is the full width of the bungalow, flat roof with a roof light and 4 metres in depth. Materials to match existing will be used.

Representations: - None received

Sompting Parish: - No objection

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 front roof lights will be visible within the street scene, there are other roof lights visible. The rear dormer will be visible on approach to the dwelling from the side view. Materials will match existing and there is a set in adjacent to the hip. There are other examples of similar development. It is not considered that the dormer will be overly large or out of keeping in this case.

The rear extension will replace the existing conservatory, it is wider, deeper and higher than that existing. However it is not overly large in relation to the bungalow and will be a subservient addition in keeping with the surrounding development.

Residential amenity

The main property to be affected is the adjacent, attached bungalow. There is a similar conservatory built up to the boundary here with a 1.8 metre closeboard boundary fence. There is glazing adjacent to the boundary however the main aspect is to the rear and no significant loss of light will occur here as a result of the 4 metre projection. There are no side windows which will result in overlooking in this case.

The rear dormer will overlook the garden to the rear, the dwellings beyond are at a distance of in excess of 22 metres and therefore there is no concern with regards to overlooking in this case.

Recommendation

APPROVE

Subject to Conditions:-

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

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments

Case Officer: Hannah Barker Date: 11th December 2023

Authorised by: Peter Barnett Date: 11 December 2023