Development Management - Delegated Officer Report

Application Number: AWDM/0690/22 Recommendation – APPROVE

Site: 53 Busticle Lane, Sompting, BN15 0DL

Proposal: Proposed ground and first floor rear extensions

Date of site visit: Assessment 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:

The site is situated on the west side of Busticle Lane, and is a two storey semi-detached dwelling. The property is set at an angle from the street and thereby has a wider front amenity area than the rear. The dwelling has a brick face ground floor and white rendered first floor elevations. There is an existing two storey side extension and a single storey rear extension

The street scene comprises predominantly two storey semi-detached dwellings on the west side of the road, and single storey semi-detached bungalows on the east site of the road. Many of the properties on both sides of the road have been extended. The neighbour to the north of the application site, no. 55 Busticle Lane, has had a 2 storey rear extension (S/21/05/TP & S/39/87/TP/FP), and a single storey side extension (AWDM/0555/11), all within close proximity to the application site.

Proposal:

This application seeks planning permission to:-

- Provide ground and first floor extension to the rear of the dwelling;
- Provide a series of 3no.small hipped roofs over sections of the first floor elements of the proposal;
- The proposal will include a part single storey flat roof with a stepped back first floor extension over next to the mutual boundary with no. 103 Millfield

Consultations: None

Representations: Sompting Parish Council : No objection

Relevant History:

S/14/89/TP/FP 2 storey granny annex at side **Approved 18.04.1980**

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:

The proposal will relate to the rear of the dwelling and will widen the existing single storey elements together with building over them, it will provide a cohesive built form which brings together bits and pieces of development that currently exist at the rear of the dwelling.

The existing approved annex will be partially amended at the first floor to provide a shower room. This shower room will be shared with the main house.

The first floor extension will provide bedroom accommodation with an addition of a shower room; and the ground floor will bring rooms together to form a large kitchen/dining room.

The agent has shown the 45^0 line from the centre point of the window of the adjoining property, no.103 Millfield, and it can be seen that the ground and first floor extensions will not impact onto the existing amenities of that neighbouring property.

The relationship of the extensions and the neighbouring property with no. 55 Busticle Lane will not result in any material harm onto that property given that no. 55 have provided a two storey and single storey extension close to the boundary with the application site.

The property to the rear of the application site is a block of flats, and at some 27m distant they will not be materially affected by the proposal.

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: 14.07.2022

Authorised by: Peter Barnett Date: 14 July 2022