Development Control – Delegated Officer Report

Application Number: AWDM/1215/18 Recommendation - APPROVE

Site: 35 Cokeham Lane, Sompting, BN15 9UP

Proposal: Single storey rear extension.

Date of site visit: 06.09.2018

Neighbours checked: Y

Additional neighbour notifications: **N**

Site and Surroundings:

The site is a semi-detached bungalow dwellinghouse on land raised up higher than the road. The rear extensions have already taken place with and is positioned across the width of the existing bungalow, there is also a conservatory added onto the back of the new extension. Both the rear extension and the conservatory are positioned close (approx. 400mm) to the side boundary with no. 33.

No. 33 Cokeham Lane has an existing rear conservatory extension which comes out to approx. the same distance as the new rear extension minus the new conservatory.

Proposal:

The proposal seeks planning permission for the erection of the rear extension and a conservatory, together they form an 'L' shape.

The extension measures some 8.2m w x 2.9m to the top of the false pitch roof and approx. 3.4m to the top of the roof glazed lantern. The depth of the extension is approx. 3m and the depth of the extension together with the conservatory is approx. 6m

Relevant Planning History: None

Consultations: None

Representations: Sompting Parish Council:
Customer made comments in support of this application.

Relevant Planning Policies

Adur Local Plan 2017: Policy 15
National Planning Policy Framework (HCLG 2018)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the works subject to development plan policies. The key considerations are the visual and residential amenities of the locality.

Visual Amenity

The extensions have already taken place with the main full width extension replacing a conservatory. The extensions come to approx. 400mm of the side boundary of no. 33.

Visually the extensions are in keeping with the existing dwelling and do not result in any excessive oversailing of the existing side boundary with no. 33 to the north east. It is thereby considered that it does not result in unacceptable harm onto that property.

Residential Amenity

The properties that could be affected by the construction of the rear extensions are no.'s 33 and 47 Cokeham Lane to the north east and south east respectively; together with no. 13 Greentrees Crescent to the rear (east).

No. 13 Greentrees Crescent is over 40 metres distant and thereby will not be affected by the proposal.

No. 47 Cokeham Lane is approx. 11metres distant and at an oblique angle from the proposal. Further, there is an approx. 2m high fence separating the sites, it is considered thereby that the proposal will not result in unacceptable harm onto that property.

No. 33 Cokeham Lane is the other half of the semi-detached bungalow, and it has its own conservatory at the rear. The conservatory part of this extension will be partially viewed above the fence; it is also sited some 400mm back from the fencing. It is not considered excessive and will not result in demonstrable harm onto no. 33

Recommendation

APPROVE subject to Conditions:-

1. Approved plans

Informative

1. Approved without amendments

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

Case Officer: Eve Hearsey Date: 04.10.2018

Authorised by: Gary Peck Date: 4 October 2018