Development Management – Delegated Officer Report

Application Number: AWDM/1514/24 Recommendation: APPROVE

Site: 30 Cokeham Lane, Sompting, West Sussex

Proposal: Single storey extension, removal of chimney, garage, carport and conservatory

Date of Site Visit: Visited when considering previous application AWDM/0621/24

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a gabled roof 'L' shape bungalow on the corner of Cokeham Lane and Edwin Close. There are bungalows within the close adjacent and opposite the site and two storey houses to the south of the site. The bungalow has an existing conservatory, carport and garage. AWDM/0621/24 was withdrawn following officer's advice that the proposal could not be supported. It sought consent for removal of the conservatory, carport and garage and construction of a two storey extension to the side of the bungalow. This included a dormer to the southern elevation. It was to provide enlarged living space to the ground floor and two first floor bedrooms. It was considered that the addition to the bungalow was overdevelopment, a detrimental feature which would be out of keeping due to its form, scale and relationship with the existing bungalow. It was also considered to be unneighbourly.

The current application is a reduced scheme with a side and front extension which retains the existing ridge height with no first floor accommodation. The extension to the south matches the height and design of the existing bungalow. The front gable is to be extended by 1.2 metres matching height and design and an infill section is added with a dummy pitch roof. Amended plans have been submitted to show this section set in from the gable projection. All materials are to match existing.

Consultations:

West Sussex County Council: The Highways Authority

The existing access to the garage and car port is off Edwin Close, an unclassified road subject to a speed restriction of 30 mph. There are no proposed changes to the existing access arrangement.

The proposed development is not anticipated to give rise to a material intensification of use of the existing access point. A single-bay garage will be lost as part of the proposals. However, it should be noted that the existing garage does not meet the minimum internal specifications for single bay garages of 3m x 6m as outlined in Manual for Streets.

Therefore, the LHA would not consider the existing garage for parking provision, as it is likely too small to accommodate modern sized cars. It is not unreasonable for the LHA to assume the existing garage may be being used for other purposes, such as storage. As such, no concerns are raised regarding loss of existing parking provision. An existing driveway is to be retained with provision for 1-2 cars.

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 115), and that there are no transport grounds to resist the proposal.

Sompting Parish Council: - No objection

Representations: - None received.

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 (December 2024)
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 proposed extensions will be clearly visible within the street scene, due to the prominent position of the bungalow. However in this case the scale, design and form will be in keeping and subservient. The false pitch will help to improve the appearance and hide the flat roof and the set in will give relief to the side, prominent elevation facing the highway. The ridge height of the bungalow will be maintained and materials will match. There is an additional projection forward, closer to the

highway with the gable extension and infill extension. This will not be harmful to the street scene, as the bungalow opposite at the top of Edwin Close is closer to the highway and space still remains between the front elevation of the bungalow and the front boundary giving some set back. This proposal can be supported in terms of character and street scene.

Residential amenity

The main properties to be affected are to the south in Cokeham Lane and to the west in Edwin Close. To the south of the existing bungalow there is ample garden space with a carport, garage and conservatory all to be removed. The extension will bring the bungalow closer to the neighbouring property. However with the matching ridge and no first floor accommodation proposed there will be no loss of light, privacy or overbearing impact as a result. There is a blank side elevation and vegetation on the boundary.

The bungalow at the application site is set in from the boundary with the bungalow to the west. The garage which is currently along this boundary will also be removed. Although the extension to the bungalow is matching the existing building height it will project slightly deeper, it is considered that the relationship is acceptable. There will be no windows on this side elevation. There would be no grounds to resist this proposal 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 west elevation of the extension.

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments

Case Officer: Hannah Barker Date: 9th January 2025

Authorised by: Peter Barnett Date: 9 January 2024