Development Management - Delegated Officer Report

Application Number: AWDM/0509/19 Recommendation – APPROVE

Site: 7 Steyning Close, Sompting, Lancing, BN15 0HY

Proposal: Extension to existing single storey rear extension on west elevation; front entrance porch to east elevation, roof extension to form side gable, and extension to rear dormer.

Date of site visit: 20.05.2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings:

The site comprises a semi-detached bungalow on rising land, with the back garden being higher than the front, and the neighbouring property to the north being on higher land and the bungalow to the south being on lower land.

The street scene comprises predominantly semi-detached bungalows with many having roof extensions to the rear and many have rear single storey extensions also. The application site has an existing rear dormer and rear flat roof extension.

The proposal, as amended, seeks permission to provide a gable side roof; an extension to the rear dormer; an extension to the rear extension and a front porch.

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 2019

Planning Assessment

Principle:

There is no objection in principle to the proposal which would extend the semi-detached bungalow. The key concerns are the effects on the residential and visual amenities on the neighbouring properties and the character of the locality.

Visual amenities

The dwelling is a semi-detached bungalow with existing extensions, and is on higher land than its neighbour to the south, no. 5. Indeed, the roof of the single storey side

extension of no. 5 sits just above the side boundary fence with the application site. No. 9 to the north is on slightly higher land.

The proposed Sussex hip to gable will not be out of keeping with the street scene as there are other gabled properties within it. The rear dormer extension will be closer to no. 5 but will not result in any material overshadowing or overbearing onto that property. The additional rear extension onto the existing extension will be set off of the boundary with no. 9, and will be some 2.8m in depth, which will incorporate the existing patio. The height of the rear extension will be approx. 2.7m, being the same as the height of the existing extension. No. 9 has an existing rear extension, slightly deeper than the existing extension of the application site; therefore the proposed extension will accord with the development management standard which requires that rear extensions do not protrude further than 3.5m from the neighbouring property.

The proposal includes an extension to the front, namely porch extension. The porch extension will have an external floor area of some 2.3 sq.m and a height of approx. 3.7m, as the height is over 3m it requires planning permission. There are no other front porches in the street but it is not considered that it will cause such visual harm as to warrant refusal.

Residential amenities

It is not considered that the extensions will overshadow or overlook the neighbouring properties and thereby will not materially affect the existing residential amenities of these properties.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials to match existing
4. No windows in north side elevation of the rear extension

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

Informative:-

1. Approved following amendment

Case Officer: Eve Hearsey Date: 06.06.2019

Authorised by: Peter Barnett Date: 6 June 2019