Development Management - Delegated Officer Report

Application Number: AWDM/0771/22 Recommendation – APPROVE

Site: 48 Western Road, Sompting, BN15 8RZ

Proposal: Single storey rear extension, landing and steps to north elevation

Date of site visit: Assessment has been assisted using the Applicants plans and photos; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is located on the east side of Western Road, Sompting, and is a hipped roof, semi-detached bungalow. The bungalow has hipped roofed dormers to the front and the rear roofslope. The land is sloping down at the rear.

The pair of semi's are set at an angle off of Western Road, and front onto St Peters Place. No. 48 also sides onto Lancing Business Park, and thereby has the associated parking area of the warehouses next to their land plus the warehouses. Facing the application site is a 3 storey block of flats. Other than the business Park and the block of flats, the immediate area of Western Road close to no. 48 is predominantly bungalows, generally semi-detached, many of which have been extended.

Proposal:

This application seeks planning permission to provide a single storey flat roof rear extension measuring approx. 8.7m wide x 3.5m deep x 3.6m high (excluding the rooflights); The platform and steps measures approx. 700mm high x 900mm wide x 2.2m long

Consultations:

Environmental Health Public Health: No adverse EH comments

Environmental Health Private Sector Housing: No objections

Representations:

Sompting Parish Council: No objections

Relevant History:

None

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:

Because of the angle position of the bungalow, the rear extension will not be readily viewed from the street, but will be viewed by its adjoining neighbours no. 47 Western Road together with no. 46.

No. 47 has an existing raised deck to the rear close to the boundary with the application site. However, the proposal will be stepped away from the mutual boundary with no. 47 by a gap of approx. 550mm and it will have no windows within is side facing elevation. Further, at a depth of 3.5m the extension accords with DM Standard no. 2, and thereby is an acceptable form of extension to the rear.

The proposed new landing and steps will be to the north side of the bungalow, and will be from a new door being installed, thereby not resulting in any harm to existing residential amenities of neighbouring properties.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials
4. Windows

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 20.07.2022

Authorised by: Peter Barnett Date: 20 July 2022