Development Management - Delegated Officer Report

Application Number: AWDM/1212/23 Recommendation – APPROVE

Site: 72 Sedbury Road, Sompting, BN15 0LN

Proposal: Single storey side extension.

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:

No 72 Sedbury Road is on a hill rise, with the dwelling itself being positioned lower than the pavement, and is a semi-detached bungalow situated on a corner plot, the north side of the property facing Howard Road, and the west side (front) facing Sedbury Road. The property has a flat roof side extension. It has an on-site car parking space on the front and garage with a car parking area to the front of the garage, on the Howard Road frontage. The site currently has hedging to its boundaries.

The street scene is characterized by predominantly semi-detached bungalows, many with roof dormers, and most with rear extensions.

The site is not a Listed Building or within a Conservation Area.

Proposal:

Permission is sought to:-

- Remove garage;
- Extend the rear of the existing flat roof extension by some 1.23m deep x 3.95m wide x 2.95m high

Relevant History:

AWDM/1216/23 Application for a Lawful Development Certificate for proposed use of a C3a dwelling as a children's home for a maximum of two children, with up to three carers, two of whom will sleep overnight, working on a rota basis (Class C2)
Current

Representations: Sompting Parish Council: No objection

Consultations: 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 property located within the built up area and can be supported in principle. The relevant issues are the visual effects on the amenities of neighbouring residential occupiers and the character and appearance of the surrounding area.

Visual & Residential Amenity:

The existing garage, which faces onto Howard Road, is not considered to add to the character of the locality, and thereby its loss will have no real impact on the area. Its removal will though allow the proposed small extension, and at the same time will provide a little more rear amenity space for the property.

The neighbouring property to the east, 'Sea Glimpse' Howard Road, sides onto the application site, and the removal of the garage will not result in any material harm onto their existing amenities.

The small extension proposed will be of the same width and height as the existing side extension, and thereby the proposal will be readily assimilated within the design and character of the existing dwelling. There will be a new window within the rear elevation, which will face onto the neighbouring property to the east, however, its view will be oblique, and would not be an unreasonable window within a residential estate. The depth of the extension will only be some 1.23m which is very minimal and will not impinge on the neighbouring residential or visual amenities or those of the street scene.

Recommendation:

APPROVE subject to the following condition(s)

1. Standard time limit
2. Materials

Informative:

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 27.10.2023

Authorised by: Peter Barnett Date: 30 October 2023