Expiry Date - 16/03/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0020/23 Recommendation – APPROVE

Site: 3 Bowness Avenue Sompting West Sussex BN15 9TS

Proposal: Proposed Single Storey Side Extension

Date of site visit: 16/02/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application property is located on the south side of Bowness Avenue within a residential area. The application property is a detached single-storey bungalow comprising facing brickwork elevations and a tiled hipped roof which reflects the wider area.

The front of the application property comprises a small garden and generously sized hardstanding driveway which abuts the east of the dwelling and spans from the public footpath to the rear of the property. A garage is situated to the rear of the driveway behind an access gate (south-east corner of the plot) which leads to the rear garden space.

Abutting the application property to the east boundary is a flat roofed garage which is within the ownership of No.1 Bowness Avenue. The garage is situated marginally behind the principle front of the application property.

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal:

Permission is sought for a single-storey side (east) extension comprising matching brickwork elevations, an EPDM flat roof with false mono-pitch, and PVCu door and windows.

The extension would measure approximately 10.8m in length, 2.5m in width, and have a height of 2.95m to the top of the false mono-pitched roof. A total of 3No. windows are proposed, 1No. at each elevation (north, east, and south), along with a replacement door to rear.

Representations: None received.

Consultations:

Sompting Parish Council: No objection to this application.

Relevant Planning 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 character and appearance of the surrounding area and the effects on the amenities of neighbouring residential occupiers.

Visual Amenity

The proposed extension would result in a readily observed alteration to the street scene by virtue of its positioning alongside (east) the existing dwelling and fronting the highway. In light of the guidance set out in the Council's DM Standards, which instructs that clearly visible side extensions should be designed to closely match the existing dwelling, amendments in relation to the proposed roof design were requested and subsequently received. This addressed the need for a false mono-pitched roof to run around all sides of the extension to ensure the proposal would remain in keeping and not detract from the prevailing character of the street scene. In view of these amends, it is considered that the character of the surrounding area would be satisfactorily preserved and the proposed development would not give rise to an unsightly precedent.

Although the proposed development is of a generous size and its presence would be a noticeable addition to this area, it would be set behind the front of the dwelling and would be subservient. It is therefore considered that the proposed development by virtue of its siting, proportion, and revised design when read within the context of the surrounding area would not be materially harmful to visual amenity.

Residential Amenity

The most affected neighbours would be those opposite the site to the north and east.

Issues pertaining to unneighbourly overlooking and unacceptable outlook to the neighbours on the opposite side of Bowness Avenue to the north would be sufficiently mitigated by virtue of the separation distance.

Whilst it is of note that the existing gap to the east boundaries with No.1 Bowness Avenue and No. 120 Cokeham Lane would be reduced from 3m to a mere 0.5m, it is considered that the boundary fence line is of a good height and solid construction, which would safeguard outlook. The presence and positioning of the existing garages at the rear of the application property and abutting the east boundary (belonging to No.1 Bowness Avenue), coupled with the extension's situation alongside the existing dwelling, would mean the development would be assimilated when viewed by neighbours to this direction. The development would not result in an overbearing effect on these neighbours and there would be no significant loss of light.

The proposed extension would not give rise to any materially harmful issues that would render it unacceptable on residential amenity grounds.

Recommendation:

APPROVE subject to Conditions:-

1. Approved plans
2. Standard time limit
3. Materials

Informatives:-

1. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer: Jason Albon Date: 15.03.2023

Authorised by: Peter Barnett Date: 15 March 2023

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