Development Management - Delegated Officer Report

Application Number: AWDM/1001/18 Recommendation – APPROVE

Site: 9 Test Road Sompting Lancing

Proposal: Single storey rear extension to south elevation to replace existing.

Date of site visit: 30/07/18

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached bungalow on the corner of Test Road and Arun Close. There is as existing a rear flat roof utility extension and open sided structure to the rear of the bungalow. There is an existing flat roofed extension adjacent to the boundary with the application site.

Consent is sought to remove the existing extension and structure to the rear and add a full width, flat roof brick built extension to the rear of the bungalow. The extension is to be 3.6 metres in depth the plans show this to match the extension adjacent. A roof lantern is proposed and the space will provide an enlarged living/kitchen space.

Representations

Sompting Parish Council: Support

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 (July 2018)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock 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 dwelling and its surroundings.

Visual amenity

Although the extension is to the rear of the bungalow due to the position of the bungalow on the site and the roads adjacent the extension will be parallel to Test Road to the north of the site. Having said this the site is enclosed by high

hedging as a screen and boundary treatment to allow for privacy and separation from the highway. The rear addition will therefore not be visible within the street scene. It is of flat roof design and is not overly large, it will be in keeping in scale with the existing bungalow. Amenity space is to the north and west of the bungalow. Materials will be used to match existing and will match in design the adjacent extension.

Residential amenity

The main property to be affected is that attached bungalow, no. 2 Arun Close. The proposed extension will be built against the existing blank side wall of the existing extension at this address to the same depth 3.6 metres. Therefore there will be no adverse impact in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Hannah Barker Date: 10th August 2018

Authorised by: Peter Barnett Date: 17 August 2018