Development Management - Delegated Officer Report

Application Number: AWDM/0432/17 Recommendation – Approve

Site: Sarona, West Street, Sompting

Proposal: Front extension

Date of site visit: 7 April 2017

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a semi-detached bungalow located on the north side of West Street. It has a flat-roofed porch at the front which it is proposed to demolish in order to construct a gabled front extension measuring 1.1m deep, 6 m wide and 4.8m high. The extension will line up with an existing gabled projection on the attached dwelling.

Relevant site history

None

Consultations

Sompting Parish Council: No objection. Comments that this application does not exceed the front building line.

Representations

1 letter received from the occupiers of 'By the Way', West Street:

- Difficult to comment as have not seen plans.
- Current finish is brown PVC not white PVC as stated

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Submission Adur Local Plan (2016) Policy 15
National Planning Policy Framework (March 2012)

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

The extension will match the front projection on the attached property and will not project any further forward. It will not therefore appear out of character.

Residential amenity

The extension will be 3.2m from the boundary with the attached dwelling, 'By the Way', and will not project forward of that property's building line. There will be no loss of amenity to that property.

To the west, 'No Worries' is a sufficient distance away to not be adversely affected by this modest proposal.

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: Peter Barnett Date: 24 April 2017

Authorised by: Gary Peck Date: 25 April 2017