Expiry Date – 26/1

Development Control – Delegated Officer Report

Application Number: AWDM/1800/17 Recommendation – Approve

Site: **14 Howard Road, Sompting**

Proposal: **Single storey rear extension with raised decked area, hip to gable roof extension to west elevation and rear dormer to south elevation.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 10/1/18

Site and Surroundings

This application relates to a semi detached inter war bungalow on the south side of Howard Road. The property is on higher ground than the houses below and land slopes down from the road into the site's back garden. The site shares a driveway with No. 16 to the west.

The property is not in a conservation area and is not listed.

Proposal

Planning permission is sought to gable the hipped roof and to add a large rear dormer and two front rooflights. It is also proposed to remove a raised rear deck and steps and to add a 3 metre deep rear extension with decked area beyond. Because of the sloping site the rear extension will have an external height of 4.1 metres which includes a void area of 1.4 metres below floor level. A 2.1 metre deep decked area is also proposed beyond the extension, 1.3 metres above ground level. It is shown to be enclosed by a 900mm high railing. The extension is off the common boundary with No. 12 by 0.5 metre and 800mm off the outside wall to allow for steps down to the shared driveway between the site and No. 16.

Relevant Planning History

None.

Consultations

Sompting Parish Council: supports the application.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2012
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 3 Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Visual amenity

The proposed hip to gable roof extension will unbalance this pair of semi detached bungalows. However, this part of the proposal could be carried out under permitted development. Also, there are many other examples of hip to gable roof extensions and front and rear roof extensions in the street. The rear dormer is the full height of the roof but not the full width. It is not untypical of others in the area and smaller than at no. 16 or No. 6.

Neighbour amenity.

The roof extensions will not affect neighbour amenity.

The rear ground floor extension is 3 metres deep, in line with adopted Council practice. The height is required because of the drop in levels. The additional 2 metre depth decked area will not cause greater overlooking. Neighbours at 10 and 12 currently have unfettered views across their respective decks. No. 10 has a very shallow deck at the moment beyond which is a detached outbuilding. The proposed deck will line through with this outbuilding. Subject to a 1.7 metre high glazed privacy screen at the eastern end it should not cause harm.

No. 16 recently completed a rear conservatory set away from the shared driveway boundary. This conservatory has a rear staircase down into the garden. Intervisibiltiy is the norm between these neighbours. The proposed staircase at the side of the extension will not worsen the overlooking situation.

Recommendation APPROVE subject to the following conditions:

1. Approved plans
2. 3 years
3. Materials to match
4. No new windows – side walls
5. Prior to first use details of a 1.7 metre high glazed privacy screen for the eastern end of deck to be agreed in writing and erected/retained.

Informative

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.

Is recommendation contrary to any representations? No.

Case Officer signed:	MOK	Date: 12/1/18
Authorised and signed by:	Peter Barnett	Date: 12 January 2018