Development Management – Delegated Officer Report

Application Number: AWDM/1295/17 Recommendation – APPROVE

Site: 19 Steyning Close, Sompting, BN15 0HY

Proposal: Single storey rear extension.

Date of site visit: 04.09.2017

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application relates to semi-detached bungalow within a street of predominantly semi-detached bungalows. The property is positioned at the end of the close.

The bungalow has an existing rear dormer and existing rear conservatory.

The application seeks permission for the replacement of the existing rear conservatory with a flat roof rear brick extension measuring approx. 5.9m wide x 3.2m deep x 2.8m high (3.1m to the top of the raised roof light).

The existing conservatory measures approx. 5.6m wide x 2.8m deep x 3.2m high

The fencing to no. 21 is greater than 2m, it appears to be level with the guttering of the existing conservatory which is approx. 2.2m high

Consultations: None

Representations:

Sompting Parish Council: *"Customer made comments in support of the planning application."*

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Adur Submission Local Plan (2016) Policy 15
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key

concerns are the effects on the residential and visual amenities of the locality and how the proposal affects the character and appearance of the area.

Visual Amenity and Impact upon Character and Appearance of the Area

The extension will be to the rear of the property, and whilst glimpses of it might be experienced from the street, it is not considered to have a demonstrably impact on the character and appearance of the area.

Residential Amenity

The proposed extension will replace the existing glazed conservatory at the rear of the bungalow. Its size will be similar to the existing conservatory, being approx. 300mm wider x 400mm deeper and overall approx. 400mm shorter in height than the conservatory.

These changes are not considered to demonstrably affect the neighbouring properties no.'s 21 and 17 Steyning Close. The property to the south, no. 17 lies approx. 6m from the side of the proposed extension which is considered to be of a distance so as not to result in harm to the existing residential amenities of that property.

The proposed extension will be shorter than the existing conservatory but it will not have a hipped roof and therefore will be above the fence to no. 21 to the north, but it will be positioned off the boundary by approx. 300mm, thereby it is not considered to have a significantly greater impact onto no. 21 than the existing glazed conservatory. The window in the side elevation facing no. 21 is shown to be high level, but in any case, its head height will be approx. 2m high which will mean that the outlook from the window will be onto the existing fence, thereby not resulting in overlooking.

Recommendation

APPROVE

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

Informative

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 08.11.2017

Authorised by: Peter Barnett Date: 9 November 2017