Expiry Date – 7/12

Development Control – Delegated Officer Report

Application Number: AWDM/1670/20 Recommendation – Grant

Site: 26 Alandale Road, Sompting

Proposal: **Single storey rear extension (existing conservatory removed)**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: agent's photos

Site and Surroundings

This application relates to a bungalow on the east side of Alandale Road. Land slopes up the road from the south with the attached bungalow having a higher ridge height. This bungalow is rendered and painted white.

It has a half width rear conservatory which is to be removed.

No. 28, to the north is nearing completion on a 5 metre deep rear extension (AWDM/0611/19) , see photos on drawing. No. 24, to the south, is the other side of a shared drive and has a rear conservatory extension. Both properties have garages beyond their rear walls.

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

Proposal

Planning permission is sought for a 5 metre deep rear extension with a flat roof and maximum height of 3.65 metres, allowing for the sloping ground.

Relevant Planning History

S/90/79 – Rear garage. Granted 10.9.79

Consultations

Lancing Parish Council: No objection.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.
WSCC Guidance on Parking at New Developments (Sept 2020).

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.

Neighbour amenity

The depth and height of the extension will not be harmful to either neighbour given neighbouring extensions and the distance off the southern boundary.

The side kitchen window will look towards the conservatory at No. 24. Given that this is a shared driveway it is not considered necessary to require this window to be high level or obscurely glazed.

Character

This extension is at the rear of the property and therefore will not be clearly visible in the streetscene. There are different rear extensions to these various properties.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Matching materials

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: 3.12.2020

Authorised and signed by: Peter Barnett Date: 3 December 2020