# Development Management – Delegated Officer Report

**Application Number: AWDM/1618/22 Recommendation: APPROVE**

**Site: 20 Avon Close, Sompting, West Sussex**

**Proposal: Proposed two storey side extension, single storey rear extension**

**Date of Site Visit: 20th October 2022**

**Neighbours Checked: Y**

**Additional neighbour notification: N**

**Proposal, Site and Surroundings:**

The application site is an end of terrace two storey property with a single storey rear extension. Consent is sought for a two storey side extension, 3 metres in width, 6.3 metres in depth with a 3 metres single storey rear extension.

**Representations**

None received

**Sompting Parish Council**

No objection

**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 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

**Planning Assessment**

**Principle**

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

**Visual amenity**

The extension will be clearly visible within the street scene, the property is positioned adjacent to a bend with open plan green space to the front, side and rear. The design of the extension is subservient, set in from the front elevation and set down from the ridge. It is not overly wide and is subordinate to the main dwelling. The rear extension is also modest in scale and not prominent. The proposals meet with the Development Management Standard no. 2 Extensions and Alterations to Dwellings.

**Residential amenity**

The extensions are on the end of the terrace and although visible from neighbouring properties no dwellings are directly impacted. There will be no loss of light or overbearing impact as a result. The single storey extension is set away from the boundary with the attached dwelling and limited to 3 metres in depth 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: 28th October 2022

Authorised by: Peter Barnett Date: 31 October 2022