Expiry Date – 14/3

Development Control – Delegated Officer Report

Application Number: AWDM/0076/19 Recommendation – Grant

Site: 58 Busticle Lane, Sompting

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

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 15/2

Site and Surroundings

This application relates to a detached bungalow, with room in the roof, on the east side of Busticle Lane south of the junction with the A27, Upper Brighton Road. The property is set well back from the road on rising land which continues to rise to the back garden boundary. To the south is a similar though semi detached bungalow. To the north are two pairs of recently built terraced houses in an 'L' shaped Mews arrangement.

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

Proposal

Permission is sought to erect a 6 metre deep single storey extension in place of a small flat roofed rear addition, common to these bungalows and deeper lean to. The crown roof has an eaves height of 2.77 metres to match the bungalow and a ridge height of 3.5 metres.

Relevant Planning History

None.

Consultations

None undertaken.

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'.

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

No. 56, to the south, is set off the shared boundary by 1 metre and has a shed inside their boundary beyond their original flat roofed addition. The extension is in effect only 4 metres deeper than 56. Consequently no significant harm will occur.

The new houses to the north have a similar rear building line to the bungalow. The bungalow itself is set off the common boundary by 1 metre and the houses by 2 metres. There is a substantial fence which follows the gradient of the garden up towards the back of the site.

It is not considered that this extension will cause any significant harm to the nearest new house.

Character

The extension is to the rear so not visible to the general public. It is not untypical of the larger homes extensions being added to many houses. It will not be harmful to character.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to Match

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: 28.2.19
Authorised and signed by:	Peter Barnett	Date: 28 February 2019