# Development Management - Delegated Officer Report

**Application Number: AWDM/0430/18 Recommendation – Approve**

**Site: 20 Trent Close, Sompting**

**Proposal: Single-storey side extension to south elevation.**

**Date of site visit: 5 April 2018**

**Neighbours checked: Y**

**Additional neighbour notifications: N**

## Proposal, Site and Surroundings

The application relates to a semi detached bungalow in a cul-de-sac. It has a flat roofed garage attached to its south side which it is proposed to demolish and replace with a wider pitched-roof extension measuring 6.87m wide, 5.85m deep and 3.97m high. The extension will incorporate a kitchen and new garage and will be built on the property's side garden up to the edge of the pavement which curves around the head of the cul-de-sac. The remainder of the grass is to be hardsurfaced to form a driveway.

## Relevant site history

AWDM/1807/16 - Lawful Development Certificate for proposed single-storey rear extension to east elevation (to replace existing conservatory)

## Consultations

**Sompting Parish Council:** Support application

## Representations

None received

## 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 (March 2012)

## Planning Assessment

### Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

**Visual amenity**

The extension will be wider than the existing bungalow and it could be argued to be out of proportion with the original property. However, the extension is set back from the front wall of the bungalow by over 4m and will have a lower roof profile. Despite being built up to the pavement edge, the extension is not considered to be unduly prominent or dominant and will have an acceptable impact in the street scene.

**Residential amenity**

The extension is considered to be sufficiently distant from neighbouring dwellings to not cause any loss of residential amenity.

**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: Peter Barnett Date: 23 April 2018

Authorised by: Gary Peck Date: 24 April 2018