Expiry Date – 1/7

Development Control – Delegated Officer Report

Application Number: AWDM/0650/21 Recommendation – Grant

Site: 2 Latimer Cottages, West Street, Sompting

Proposal: **Single-storey rear extension, including removal of external wall into new extension**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: photos

Site and Surroundings

This application relates to a mid terraced Victorian cottage on the south side of West Street, east of The Gardener's Arms Pub. The property is white painted render and sits behind a shallow enclosed front garden. It is in the Sompting conservation area but is not a listed building.

It has an original mono pitched rear addition, half the width of the house, with store rear addition.

Proposal

It is proposed to infill to the boundary at ground floor to the depth of the existing rear addition, 2.4 metres and to a maximum height of 3.7 metres.

Relevant Planning History

None.

Consultations

ADCAG: Support.

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.

Neighbouring amenity

Both neighbouring houses have rear additions on the boundary to at least the same depth. No harm will occur.

Character/Conservation

This extension is at the rear and very modest. This is not a listed building so the removal of the internal wall is not significant.

It will not be harmful to the character of the cottage or to the conservation area.

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: 24.6.2021

Authorised and signed by: Peter Barnett Date: 24 June 2021