Expiry: 25/9

Development Management - Delegated Officer Report

Application Number: AWDM/0988/24 Recommendation – Grant

Site: 11 Valley Road, Sompting

Proposal: Demolition of existing conservatory to replace with an angled single storey rear extension with decking and steps to the garden and boundary fencing

Date of site visit: 11/9

Neighbours checked: Y

Additional neighbour notifications: Y on revised scheme.

Proposal, Site and Surroundings

This application relates to a semi detached bungalow on the south side of Valley Road. The property has a half width rear conservatory and terrace which then steps down to the lawn. It also has a side conservatory/lean to. Gardens generally fall to the south.

The site is not in a conservation and is not a listed building. There are no TPO's on the site.

Permission is sought to replace the existing rear extension with a 4.5metre deep extension with terraced levels beyond. The application has been revised since first submitted to chamfer the corner adjoining No. 9's boundary at 45 degrees such that the flank wall along the boundary is only 3 metres in depth. The general height is 2.7 metres rising to 3.89 metres from lowest ground level.

No. 9 is unextended at the rear. No. 13, to the west and is on slightly lower ground and has a half width rear extension away from the boundary with garden sheds nearer.

Relevant Planning History

None.

Consultations

Sompting Parish Council: No objection.

Representations

None received

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Relevant Planning Policies

Adur Local Plan 2017 Policies 2, 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2023)

Planning Assessment

Principle

The proposal involves 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.

Residential amenity

No. 9 is unextended at the rear but does have a deeper terrace than the one on site. There is also a high hedge on the common boundary inside No. 9's garden. The plan has been revised to chamfer the corner away from No. 9 so that it is not more than 3 metres deep on the boundary.

No. 13 is on slightly lower ground but also has a terrace and sheds in the rear garden in the general area of the planned extension. The extension will be 1.5 metres off the common boundary.

Fencing at the various terrace levels is shown on the drawings to be at 1.7 metres or 1.8 metres in height to avoid direct overlooking.

It is not considered that the extension or terrace levels will be harmful to neighbour amenity.

Visual amenity

The extension is to the rear and not dissimilar in scale to others built at the rear of these properties.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the north or west elevation of the extension.
5. Fence to be erected as shown on approved plans prior to completion of extension or first use of terrace, whichever is sooner

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Is recommendation contrary to letter(s) of representation? N

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer:	MOK	Date: 17/10
Authorised by:	Peter Barnett	Date: 17 October 2024