Development Management – Delegated Officer Report

Application Number: AWDM/1045/23 Recommendation: Approve

Site: 40 Howard Road, Sompting

Proposal: Demolition of existing conservatory and construction of single storey side and rear extensions. New front porch. New raised platform (Amendments to scheme approved under AWDM/1729/22). Amendments: New position for front porch; revisions to design of side extension including increase in ridge length; increase in size of rear raised patio

Date of Site Visit: 1 November 2022 in connection with AWDM/1729/22

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application relates to a hip roofed bungalow which sits on the corner of Howard Road and Alandale Road on ground that slopes from north to south. There is a hedge behind a low wall at the front of the property with a closeboard fence along the side boundary with Alandale Road. The property has been extended to the side with a conservatory.

Permission was granted under AWDM/1729/22 for a hipped roof side extension with new entrance porch, plus a flat roofed rear extension running across the rear of the existing property and the proposed side extension. The flat roofed element would project 1.5m beyond the hipped roof extension at the side, to 1m from the side boundary.

There is an existing conservatory which is 3.45m wide and is 3m from the side boundary. The hipped roof extension was 4.77m wide and overall the extension was 6.25m wide. The rear extension was 3m deep.

This application proposes amendments including:

- New position for front porch – it is to be in front of the existing building rather than the proposed side extension;
- Revisions to design of side extension including removing the flat roofed element at the side and incorporating a wider hipped roof element, resulting in an increase in ridge length to 4.4m and overall width of 4.97m;
- Increase in size of rear raised patio to 2.45m depth from 1m depth

Planning History:

Various permissions for extensions and alterations plus:

AWDM/1729/22 - Demolition of existing conservatory and construction of single storey side and rear extensions. New front porch. New raised platform.

Consultations:

Sompting Parish Council: Not received

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 (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 property sits on a prominent corner and there was previously concern that the extension was too wide and not sufficiently subsidiary, having a longer ridge than the original bungalow. The previous application included amendments to reduce the width of the extension and, while this proposal includes a minor increase in ridge length (0.3m), it incorporates the previously proposed flat roof side element and is only marginally wider than approved. The extension is set down from the ridge and is not unduly dominant.

Residential amenity

The side extension has no impact on neighbouring properties given its corner position. The rear extension projects 3m and is in compliance with the Council's

guidance on rear extensions. At that limited depth, no harm to the light or outlook of the attached bungalow to the east is expected.

The proposed raised patio at the rear is to increase in depth and is more likely to be used as a terrace than the previously approved narrow platform. The previous permission required the erection of a 1.7m high privacy screen at the eastern end to protect the amenities of the adjoining occupiers, and this can be a requirement of the current application too.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. Privacy screen

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: 31 August 2023

Authorised by: Gary Peck Date: 31 August 2023