Development Control – Delegated Officer Report

Application Number: AWDM/0980/13 Recommendation – Approve

Site: 34 Bramber Close, Sompting, Lancing, West Sussex

Proposal: Single Storey Side Extension

Date of site visit: 10th September 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application side is a detached bungalow in a cul de sac of mainly semi-detached bungalows of similar design. There is off street parking to the front of the bungalow which is at a higher level than the street. To the rear of the site the bungalow is at a lower level than the adjacent garden land. There are retaining walls to the rear and side of the bungalow and there are mature trees and shrubs to the western boundary.

Permission is sought for a single storey side extension on the western side of the bungalow set back from the front of the bungalow. The extension is 2.7 metres wide and 5 metres deep. It will have a hipped roof to match the design of the existing property yet at a lower level than the main ridge height. The extension will have a maximum height of 4.3 metres, it will provide an enlarged lounge. The development will result in the side and rear retaining walls being moved to create more space. The side wall being much closer to the boundary and the rear moving out to create an enlarged patio area.

Representations: No third party representations have been received.

Sompting Parish Council: - Support application

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising:
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal comprises upgrading of 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 is set back from the front of the bungalow, tucked in adjacent to no. 36 to the west. It will therefore not be clearly visible within the street scene or overly dominant. It is considered to be in keeping in design and scale with the existing bungalow and will represent a subordinate addition.

Residential amenity

The main dwelling to be affected is no. 36 to the west, a semi-detached bungalow with front and rear dormers. The extension will be closer to the boundary with this adjacent property with a minimum distance of 1 metre remaining. Due to the angle of the properties in relation to each other and no. 36 being at a higher level it is not considered that there will be any loss of light or overbearing impact as a result of the proposed extension. There are no side windows at no. 36 which will be affected by the proposed development. The proposed extension will have no windows on the front and side and French doors onto the garden are proposed to the rear with access to the new patio area created by constructing the new retaining walls. This part of the development will also have no adverse impact on the residential amenities of the adjacent occupiers.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7)

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. Approved plans

Informatives: -

1. 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 letter(s) of representation? N

Case Officer: Hannah Barker Date: 18th September 2013

Authorised by: Jo Morin Date: 20 Sept 2013