Development Management – Delegated Officer Report

Application Number: AWDM/1130/16 Recommendation – APPROVE

Site: 21 Mountview Road, Sompting, Lancing

Proposal: Single storey rear extension to east elevation (to replace existing conservatory)

Date of site visit: 16.08.16

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a semi-detached bungalow with a hipped roof and a rear lean to conservatory extension and single, detached garage.

Permission is sought to remove the existing conservatory and erect a single storey brick and tile extension with a half hipped roof and roof lantern. The extension will provide a large kitchen.

The extension is to be 5.4 metres in depth and 6.9 metres wide with a chamfered corner, adjacent to the garage to allow for access to the garage doors. The extension is 3.4 metres high to the top of the roof and a maximum height of 4 metres including the roof lantern.

Consultations: Southern Water: - Consent required for connection to public sewer.

Representations: Sompting Parish Council supports the application.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The extension is to the rear of the site and is therefore not visible within the street scene. Materials used will match existing and a condition will be attached to ensure this is the case. Despite the depth of the extension being

in excess of 5 metres it is considered that this is not unusual in this location where many bungalows have large rear additions. Provided there are no residential amenity issues then this is considered acceptable.

Residential Amenity

The dwelling to the south no. 19 is attached to the application site. There is an existing single storey flat roof addition at this adjacent dwelling built up to the boundary. The proposed extension is shown on the submitted plans to be extending slightly deeper than the existing extension at no. 19 by 0.3 metres only.

It is not considered that the extension will have any adverse impact upon the attached dwelling as it will be screened by the existing extension. The roof will be higher than the adjacent flat roof yet this will not result in any adverse impact that would warrant a refusal in this case.

To the north is a detached chalet bungalow with a large dormer on the side, southern elevation facing onto the side and rear garden of the application site. The proposed extension will be visible from the adjacent bungalow both ground and first floor. It is however considered that there will be no loss of light or privacy in this case. A condition is attached to ensure that no windows or openings are inserted in the northern elevation of the extension to avoid any overlooking to the adjacent dwelling.

Recommendation

APPROVE

1. time limit
2. materials to match
3. no openings in the north elevation
4. approved plans

Informative

1. Pro-active statement
2. Southern Water

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

Case Officer: Hannah Barker Date: 5th September 2016
Authorised by: Jo Morin Date: 05.09.2016