Expiry Date – 30/6

Development Control – Delegated Officer Report

Application Number: AWDM/0783/21 Recommendation – Grant

Site: 103 Howard Road, Sompting

Proposal: **Proposed single storey side extension and raised front terrace and steps**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 16/6

Site and Surroundings

This application relates to a semi detached bungalow on the north side of Howard Road. The bungalow shares a drive with the bungalow to the east. It has been extended into the roof with a raised gable and front and rear dormers as well as a single storey rear extension. There is also a converted garage outbuilding previously used as an office. It is not clear whether this use continues.

It is not in a conservation area and is not listed.

Proposal

Planning permission is sought to add modest side extension and to widen and deepen an existing front platform to create a small front terrace. Steps to the front door would also be moved eastwards.

Relevant Planning History

S/43/01 - Variation Of Condition 2 (Personal Restriction) Of S/66/97 To Enable Use Of Garage As Offices By New Occupier. Granted

S/66/97 - Continued Use Of Garage As Offices (Renewal Of S/40/94). Granted

S/40/94 - Change Of Use Of Garage To Offices (Retrospective). Granted

S/44/82 - Garage/Workroom To Rear. Granted

S/85/81 - Rooms In Roof Space (With Front And Rear Dormer Extensions) & Single-Storey Rear Extension. Granted

Consultations

SDNP: No objection.

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.

Character

This street has seem many changes and there are examples of the same side extension in the street including both neighbouring properties.

The front terrace proposed is only 1.5 metres in depth and does not extend beyond the side wall.

These changes will not be harmful to local character.

Neighbour amenity

No harm to neighbour amenity will result from these extensions.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to Match

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: 17/6/21

Authorised and signed by: Peter Barnett Date: 17 June 2021