Expiry Date – 13/11

Development Control – Delegated Officer Report

Application Number: AWDM/1422/18 Recommendation – Grant

Site: 67 Abbey Road, Sompting

Proposal: Single storey rear extension.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 8/11

Site and Surroundings

This application relates to a semi detached hipped roof bungalow on the east side of Abbey Road, which is just off Cokeham Road. The property is unextended at present.

Nos. 69 and 65 both have rear conservatories

The site is not in a conservation area and is not listed.

Proposal

Planning permission is sought to erect a rear extension with a maximum depth of 2.5 metres. The eaves height exceeds that of the existing bungalow and thus the extension needs permission.

Relevant Planning History

AWDM/0798/18 - Rooms in roof with side hip to gable roof extension, front and rear dormers, front roof light and first floor window to north elevation. Pending.

Consultations

Sompting Parish Council supports this application.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2018
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

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.

Both neighbouring properties have deeper rear conservatory extensions and so no harm will be caused.

Exceeding the eaves height at the rear will not be harmful to the character of the area.

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: 9/11/18
Authorised and signed by:	Peter Barnett	Date: 9 November 2018