Development Management - Delegated Officer Report

Application Number: AWDM/0218/18 Recommendation – Approve

Site: 5 St Marys Close, Sompting

Proposal: Single-storey side extension to south elevation to replace existing conservatory.

Date of site visit: 26 April 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a detached house within a cul-de-sac, the side of which faces West Street. It is proposed to remove a conservatory from the side elevation and to construct a flat-roofed extension measuring 3m wide and 2.7m tall. It shall be finished with facing brickwork to match the existing house.

Relevant site history

None

Consultations

Sompting Parish Council: No comments 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 (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading 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 will be largely screened from St Mary's Close but will be visible from West Street. However, the view will be from across the Village Hall grounds and will be largely screened by a flint boundary wall and vegetation. Overall, the visual impact will not be serious.

Residential amenity

No neighbouring dwellings will be affected by this proposal. The Village Hall is immediately to the east while the nearest dwelling in St Mary's Close is screened by a double garage block.

Recommendation

APPROVE

Subject to Conditions:-

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

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: 26 April 2018

Authorised by: Gary Peck Date: 26 April 2018