Development Management - Delegated Officer Report

Application Number: AWDM/1698/15 Recommendation – Approve

Site: 26 Hillrise Avenue, Sompting

Proposal: Two storey side extension to west elevation

Date of site visit: 8 December 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi-detached dwelling located on the south side of the junction of Hillrise Avenue and Meadowview Road. The property sits at an angle to the road facing the junction, in common with the other semi-detached pairs on each corner of the junction.

It is proposed to construct a two storey extension to the side measuring 3.9m wide and set back from the front of the house by 1.4m. It will be set below the ridge of the original house by 0.5m.

Relevant site history

None

Consultations

Sompting Parish Council: Support

Representations

None received

Relevant Planning Policies

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 (March 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 proposed extension will be set back from the front of the house and will have a lower ridge. While it is quite a wide addition, it is considered that it will be reasonably subservient and will not unduly dominate the original building. There is sufficient space at the side of the property to accommodate such an extension without it appearing unduly cramped.

The extension will bring the house closer to the road due to the angled position of the dwelling but a similar extension has been constructed at a corner property to the north and it is not considered that it will harm the street scene. The extension will not come forward of the terrace of houses to the south.

Residential amenity

There will continue to be a distance of 23m to the side of No.24 to the south. That property is also screened by vegetation and has no first floor windows on its north side. No loss of amenity is anticipated.

No other property is considered to be affected by this proposal.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. Permission relates to approved plans

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: 5 January 2016

Authorised by: Gary Peck Date: 7 January 2016