Development Management - Delegated Officer Report

Application Number: AWDM/1452/20 Recommendation – APPROVE

Site: 49 Greentrees Crescent, Sompting, Lancing

Proposal: Demolition of conservatory and proposed single storey extension to east elevation.

Date of site visit: No site visit Google Maps and photos

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey end of terrace property on the corner of Greentrees Crescent and The Deneway This area is characterised by 1970s dwellings of matching design. As existing there is a hedge around the side of the site and a conservatory is attached to the side of the dwelling. Consent is sought to remove the conservatory and build a flat roof extension. The width of the extension is the same as the existing conservatory however the depth is greater by 1 metre. A bedroom and shower room is required for a disabled occupier.

Amendments were requested by officers to improve the design of the extension. A half hipped false pitched roof design is proposed with the same footprint as originally proposed with the front window increased in depth to replicate the design of the original window.

Representations

None received

Sompting Parish Council: - No objection

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 (February 2019)

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 conservatory as existing is clearly visible within the street scene. The replacement structure as amended will be equally as prominent. However efforts have been made to improve the appearance of the extension. The half hipped roof will allow for an improved design to the flat roof, the materials will match existing. On balance this proposed extension is acceptable as it does replace an existing structure and taking into consideration the needs of the occupier can be supported in this case.

Residential amenity

As stated above the proposed extension will be prominent within the street scene and therefore visible from neighbouring properties. It will however not give rise to any loss of light, privacy or overbearing impact to adjacent dwellings. It is set away from neighbouring properties and being limited to single storey it will not have a significant impact here.

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

1. Pro active with amendments

Case Officer: Hannah Barker Date: 26th October 2020

Authorised by: Peter Barnett Date: 27 October 2020