Expiry: 13/11

Development Management - Delegated Officer Report

Application Number: AWDM/1160/24 Recommendation – Grant

Site: 1 Edwards Terrace, West Street, Sompting

Proposal: Removal of the existing shared chimney (1 and 2 Edwards Terrace) at the back of the properties.

Date of site visit: 27/9

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a mid terrace Edwardian cottage on the south side of West Street just east of the Gardner's Arms public house. The property is in the Sompting conservation area and within the Built Up Area Boundary. It is also within the area designated as countryside under policy 13 of the Local Plan. It backs onto open countryside.

It is not a listed building and there are no TPO's on the site.

Permission is sought to remove the shared chimney on the outrigger between Nos 1 and 2. The applicant has stated that the chimneys are no longer in use and are leaking.

Relevant Planning History

None.

Consultations

Sompting Parish Council: No objection

ADCAG: Approve.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policies 2, 13, 15, 16 and 17
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2023)

Expiry: 13/11

Planning Assessment

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 in particular the Sompting conservation area.

Residential amenity

No neighbours are affected by this proposal.

Visual amenity/Heritage

The chimney stack to be removed is on the rear outrigger and straddles two properties. The appropriate notice has been served.

It is not visible from the road. As such it does not contribute significantly to the setting of the conservation area. Its removal will preserve the general appearance of the cottages and the conservation area.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

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:	MOK	Date: 23/10/24
Authorised by:	Peter Barnett	Date: 23 October 2024