Development Management - Delegated Officer Report

Application Number: AWDM/0469/19 Recommendation – Approve

Site: 58 Dankton Gardens, Sompting

Proposal: Proposed single-storey side extension to west elevation.

Date of site visit: Seen previously

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached house on the corner of Dankton Lane and Dankton Gardens. The site sits on higher ground than Dankton Lane to the west and is separated from the road by a closeboard fence and grass verge.

It is proposed to construct a ground floor side extension with monopitch roof on the west side. It will measure 3.8m wide, 3.6m high and will run the full length of the house but with a 0.75m set back from the front of the house. Materials will match existing.

Relevant Planning History

AWDM/0121/16 - Two storey detached 2 no. bedroom house - refused

Consultations

Sompting Parish Council: Support

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 (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 extension is a subsidiary feature and complies with the Council's DM Standard No.2. The angle of the pitch of the roof differs from the main roof of the house but the monopitch design is preferable to a flat roof in this prominent location.

It will be visible from the street but will leave a gap of 7.6m to Dankton Lane. It is considered to be an acceptable addition.

Residential amenity

The extension will not have any adverse impact on neighbouring residential amenity.

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: 23 April 2019

Authorised by: Gary Peck Date: 24 April 2019