Development Management - Delegated Officer Report

Application Number: AWDM/1969/21 Recommendation – APPROVE

Site: 16 St Marks Crescent, Sompting, BN15 8SG

Proposal: Single storey rear extension

Date of site visit: Assessment has been assisted using the Applicants plan; Earthlight mapping; and Google 3D of the site.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a situated on the north-east part of St Marks Crescent, within the cul-de-sac section. The property is a detached bungalow, with an existing false pitched rear extension; a side garage and drive. There railway line is behind the property to the north, and the main road is directly to the east of the property. A landscaped buffer separates both of these from the dwelling.

The street comprises predominantly detached bungalows with side and or rear extensions.

Proposal:

The application seeks permission to a narrow extension to the rear. The extensions measurements are shown as 4m x 1.5m x 3.183m high

Representations: Sompting Parish Council: No objections

Consultations: None

Relevant History: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 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 surrounding area.

Visual and Residential Amenities

Visually, the proposal will not be seen from the street scene due the fact that it will be a narrow section adjoining the side elevation of the existing rear extension, being only 1.5m wide and adjoining the side elevation, and not protruding out from the elevation. The height too, will be no greater than the existing roofline on the existing extension.

The extension will be separated from the neighbouring property no. 12 partially by the existing garage and by the existing angle of the each of the dwellings.

The proposal is thereby is not considered to materially harm the existing visual or residential amenities of the neighbouring property.

Recommendation:

Approve:
Subject to Conditions:-

1. Approved plans
2. Standard time limit
3. Materials

Informatives:-

1. Approved without amendment

Is recommendation contrary to letter(s) of representation? N

Case Officer: Eve Hearsey Date: 29.12.2021

Authorised by: Peter Barnett Date: 31 December 2021