Development Management – Delegated Officer Report

Application Number: AWDM/1729/22 **Recommendation: Approve**

Site: **40 Howard Road, Sompting**

Proposal: **Demolition of existing conservatory and construction of single storey side and rear extensions. New front porch. New raised platform.**

Date of Site Visit: 1 November 2022

Neighbours Checked: **Y**

Additional neighbour notification: **N**

Proposal, Site and Surroundings:

The application relates to a hip roofed bungalow which sits on the corner of Howard Road and Alandale Road on ground that slopes from north to south. There is a hedge behind a low wall at the front of the property with a closeboard fence along the side boundary with Alandale Road. The property has been extended to the side with a conservatory.

It is proposed to remove the conservatory and to construct a new hipped roof side extension with new entrance porch, with a flat roofed rear extension running across the rear of the existing property and the proposed side extension. The flat roofed element will project 1.5m beyond the hipped roof extension at the side, to 1m from the side boundary.

The existing conservatory is 3.45m wide and is 3m from the side boundary. The hipped roof extension is 4.77m wide and overall the extension is 6.25m wide. The rear extension is 3m deep.

The application has been amended to reduce the width of the hip roofed extension from 6.25m to 4.77m.

Planning History:

Various permissions for extensions and alterations

Consultations:

Sompting Parish Council: No objection

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 (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

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 area.

Visual amenity

The property sits on a prominent corner and there was initial concern that the extension was too wide and not sufficiently subsidiary, having a longer ridge than the original bungalow. The amended plans have reduced its length to be the same as the existing. This has brought the bulk of the extension away from the side boundary and it is considered that it now has a much more acceptable scale. The extension is set down from the ridge and, while there is a flat roofed element, it is not unduly dominant, particularly as it steps down where it sits behind the side extension.

Residential amenity

The side extension has no impact on neighbouring properties given its corner position. The rear extension projects 3m and is in compliance with the Council's guidance on rear extensions. At that limited depth, no harm to the light or outlook of the attached bungalow to the east is expected.

A narrow raised platform, 1m deep, is to be formed outside the rear extension as a means of access. It will not be large enough to be used as a terrace but it is recommended that a privacy screen is erected at the eastern end to protect the amenities of the adjoining occupiers.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. Privacy screen

Is recommendation contrary to letter(s) of representation N

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 7 December 2022

Authorised by: Gary Peck Date: 7 December 2022