Development Management - Delegated Officer Report

Application Number: AWDM/0632/22 Recommendation – APPROVE

Site: 14 St Lukes Close, Sompting, West Sussex

Proposal: Proposed infill extension

Date of site visit: 16th May 2022

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a link detached bungalow within a cul de sac of similar properties in Sompting. The existing garages are recessed in between the bungalows. Consent is sought for an infill extension to the front of the existing garage, the garage will be retained as a store with an entrance hall created. With a dummy pitch roof to the front, it will remain recessed between the front elevations of the bungalows. Consent is also sought for similar development at no. 14 attached; materials to be used will match existing.

Consultations

Adur and Worthing Councils: - Environmental Health - Private Sector Housing - No Comments, Public Health - Hours of working condition.

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 extension will be subservient to the main dwelling, recessed between the bungalows with a dummy pitch roof. It will provide an entrance hall to the front

of the garage, whilst retaining the garage as a storage area. The extension will be clearly visible within the street scene yet it will not result in any harm to the character and appearance of the building or street scene.

Residential amenity

Due to the position of the extension it will only impact upon the attached dwelling no. 15. A similar extension is proposed at no. 15 to abut the development proposed here. Both built together or in isolation they will have no adverse impact upon the amenities of the adjacent occupiers. There are no adjacent windows to be affected.

It is noted that Environmental Health have recommended a condition to limit working hours, it is not common practice to attach such a condition to householder applications of this scale. Therefore for consistency this has not been attached.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing.
4. No openings on the side elevation of the extension.

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: Hannah Barker Date: 23rd May 2022

Authorised by: Peter Barnett Date: 23 May 2022