Expires 24/4/07

Development Control – Delegated Officer Report

Application Number: ADC/0118/07 **Recommendation - Approve**

Site: **24 Abbey Road Sompting Lancing West Sussex**

Proposal: **Single-storey rear extension (to replace conservatory)**

The Application

The property is located on the eastern side of Abbey Road and consists of a semi-detached bungalow with a tiled hipped roof and rendered elevations.

The application proposes to demolish an existing rear conservatory with a single storey extension. The extension will be approximately 3m in height with a flat roof, protrude approximately 2.8m and extend across the entire rear elevation of the bungalow. The extension is to extend an existing bedroom and sitting room.

Consultations and Representations

Consultations/Comments
The Sompting Parish Council has no objection to the proposal.

Third Parties
No third party letters have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
West Sussex Structure Plan: DEV1

Planning Assessment

The proposed rear extension is not considered to result in any detrimental impact to the adjoining residential amenities. The proposed first floor extension will not protrude any further than the existing conservatory that is to be demolished but will be approximately 40cm higher. The attached dwelling to the north no. 26 Abbey Road has an existing rear extension which is of the same height and protrudes out slightly further than the proposed extension at no. 24 Abbey Road.

The proposed extension is generally in keeping with the existing character of the dwelling. The extension will replace an existing conservatory of similar dimensions and it is noted that the attached dwelling has a similar rear extension. The extension will not be viewed from Abbey Road and will have no impact on the street scene.

The proposed rear extension should be approved.

Recommendation

APPROVE for reason that:- 1PPi

Conditions:-

1. C1Ci
2. C12Ei
3. C18Ei/'...north or ~~and~~ south side walls of the extension without...'

Case officer:.....

Date: 2/4/17

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