Expiry Date - 11/11/2014

Development Control – Delegated Officer Report

Application Number: AWDM/1219/14 Recommendation – APPROVE

Site: 162 Western Road Sompting Lancing West Sussex

Proposal: Demolition of existing conservatory and erection of single storey rear extension

Date of site visit: 23.09.2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is la semi-detached bungalow the southern one of a pair of such dwellings on the east side of a busy road in the suburban area of Sompting. The rear northern boundary is enclosed by a tall fence and the southern rear boundary enclosed substantially by the garages of no. 162 and 160.

The proposal seeks planning permission for a single storey rear extension6.6m wide x a maximum of 3.5m in depth under a flat roof 2.5m high. There will be no side windows and materials will match.

Consultations: Sompting Parish Council support this application.

AW EHO – no requirements

Representations: None received**.**

Planning history – none relevant

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’ National Planning Policy Framework (CLG 2012).

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Planning Assessment

Principle

There is no objection in principle to extending an existing dwelling providing that the development would have no adverse impacts on the amenity of the area or neighbouring properties.

Visual amenity

It will be difficult to gain views of the addition from public vantage points. The extension would be modest in proportions and would harmonise acceptably in design, scale and materials with the host dwelling. Therefore in design terms, the proposal would be acceptable and the street scene would remain largely unaffected.

Residential amenity

The proposed rear extension would have some reducing effect on light for the purposes of the property to the north at no. 164 but this property has a rear extension also and overall the effect on light would be of no significance albeit the extension would lie due south of this dwelling. The adopted guidance on residential extensions recommends a limit of 3.5m for rear extensions and this proposal adheres to this, having been reduced through negotiation from 4m depth. Similarly, outlook from 164 would not be materially harmed by virtue of the limitation of depth and modest height of the addition. The absence of side windows would protect privacy and moreover privacy for the neighbour to the north would be enhanced by the flank wall on the northern side of the build.

The property to the south is largely screened by the garages of these neighbouring properties and therefore there would be minimal effect in terms of living conditions. No other property would be likely to be affected in any way.

Recommendation

APPROVE

Subject to Conditions:-

1. Time Limit.

2. *A*pproved plans: drawing nos. AD-156-01 received 16/09/14 and drawing nos. AD-156-02 A and AD-156.03 A received 31/10/14.
3. Materials to match.
4. No n or s facing apertures

Informative

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.

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

Case Officer: L Simmons Date: 31st October 2014

Authorised by: Jo Morin Date: 12.11.2014