Expiry Date – 6/2

Development Control – Delegated Officer Report

Application Number: AWDM/1900/17 Recommendation – Approve

Site: **120/122 Abbey Road, Sompting**

Proposal: **Proposed front lounge extensions to no's. 120 and 122 Abbey Road, Sompting.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit:

Site and Surroundings

This application relates to a pair of inter war semi detached bungalows on the west side of Abbey Road at a bend in the road. These houses as built have projecting hipped roof additions on each outside edge. This pair of bungalows is set further back from the pavement edge on widening plots. No. 120 has gabled its roof and created two first floor bedrooms with front and rear rooflights. It received planning permission late last year for front and rear dormers. It also has a single storey side extension to a rear kitchen/diner.

Abbey Road is made up of bungalows with numerous and various alterations, particularly at roof level. 59 and 61 Abbey Road had the same front extensions built in the early 1990's with building regs permission only.

Proposal

Planning permission is sought to extend the central front living rooms of both houses out to the depth of the projecting gable wall. The extensions measure 1.5 metres in depth and have a mono pitched roof running into the existing roof.

Relevant Planning History

120

1600/17 - Proposed loft conversion including first floor extension to north elevation, 1 no. front dormer and 2 no. rear dormers. Granted 12.12.17

Consultations

None received.

Representations

Neighbour at 124 has written in stating she has no objection to the proposal but is concerned about hours of working during the build. Previous work on the property has involved early morning and Sunday working. Also concerned about delivery of building materials and builders vans blocking her drive as it too has happened in the past and vans have actually been parked on her drive.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2012
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development can be supported as it upgrades dwellings within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Neighbour Impact

The proposal will have no impact on any neighbours as the extensions are small and centralised on the front elevation of each house away from the side boundaries. A condition to restrict hours of working can be added to the recommendation. Controlling where builders park their vehicles cannot be controlled by condition.

Streetscene

This street has been so modified it has little cohesion anymore. The extensions are modest and will not harm the character of the street. Similar extensions have been built at 59/61 and look OK.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to Match
4. Completed within 6 months of each other.
5. Hours of working

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 any representations? No

Case Officer signed:	MOK	Date: 2/2/18
Authorised and signed by:	Peter Barnett	Date: 2 February 2018