Development Management - Delegated Officer Report

Application Number: AWDM/0455/18 Recommendation – APPROVE

Site: 12 Bowness Avenue, Sompting, Lancing

Proposal: Single storey front extension and new entrance porch to south elevation.

Date of site visit: 1/05/18

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a relatively generous corner plot within a street of bungalows, some of which have been altered with loft conversions and single storey additions. The bungalow has parking to the front and garden area to the front, side and rear. Bowness Avenue runs to the south, in front of the bungalow with Arnside Close adjacent to the west. There is a flat roof porch to the front with a front gable projection.

Consent is sought to add a further front gable projection to the western side of the building. This will add a smaller more subservient front gable extension adjacent to the existing gable with the front entrance to the bungalow positioned centrally with the addition of a flat roof front porch matching in design the existing porch.

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 (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

Due to the position of the bungalow on the corner, the proposed extensions and alterations will be clearly visible within the street scene. It is however considered that although the proposals will alter the appearance and add to the existing footprint and bulk of the building within this context the proposals are, on balance acceptable.

There is ample space to the side of the bungalow for the additional floor area without the building being too close to the highway to the side, vegetation will remain along the boundary. The works will not appear dominant when viewed from the west. The additional gable will be smaller and lower than the main, original gable therefore subservient and relating in scale and design to the existing bungalow. Although the flat roof porch will project forward to the front of the new and existing gables this is seen within the context of the dwelling to the east which is set forward, closer to the road than the application site. The flat roof section of building will be centrally enclosed between the two gables, although in terms of design this feature is not ideal it would not, on balance be so detrimental, visually to the character of the existing bungalow or street scene to warrant a refusal in this case. On balance an approval can be justified here.

Residential amenity

Due to the position of the extension in relation to adjacent, neighbouring properties there will not be any adverse impact in this case. The property to the east in Bowness Avenue is screened from the main part of the development by the existing front, gable projection. Due to the corner position of the bungalow the main part of the development is adjacent to the highways running to the west and south.

Recommendation

APPROVE

Subject to Conditions:-

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

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: 8th May 2018

Authorised by: Peter Barnett Date: 8 May 2018