Development Management - Delegated Officer Report

Application Number: **AWDM/0021/13** **Recommendation –** Approve

Site: 14 Herbert Road, Sompting

Proposal: Flat roofed rear extension.

Date of site visit: 18 February 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a semi detached bungalow located on the east side of Herbert Road. This is a predominantly residential area comprising of similar semi detached bungalows. The ground level slopes steeply up from south to north with the bungalows stepped to accommodate the change in level.

Permission is sought for a rear extension to the southern half of the rear elevation to align with an existing flat roofed rear extension at the north side. The extension would measure 5.5 metres in depth and 4.3 metres in width and would have a flat roof measuring approximately 3.2 metres in height when measured from the ground level next to the proposed side wall. The extension is proposed to be finished in render to match the existing house.

Relevant site history
S/79/71 – Dining room extension and bedroom approved in 1971

Consultations

Adur and Worthing Councils: The Environmental Health Officer recommends a precautionary contamination condition.

Sompting Parish Council: Supports the application

Representations
None received

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’
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment
The site is not identified as being potentially contaminated therefore an informative is considered sufficient to advise the application of any potential contamination.

Residential amenity
To the north the existing rear extension is set adjacent to the northern boundary and the proposed extension would extend to the same depth and so there would be no significant impact to the occupiers of the adjoining bungalow to the north. The main impact would be to the neighbouring occupiers to the south at No.12.

No.12 is set at a lower ground level than the application site (approximately 1 metre) with the application site having raised floor levels at the southern side to accommodate the change in level. No. 12 has side windows serving a kitchen and bathroom on its north elevation facing the application site. The existing view from the neighbour's kitchen is on to the boundary fencing and the side wall of the existing extension beyond that, as well as the rear windows of No.14 which overlook the neighbour's side window. Although the proposed extension is deep, given the existing fencing and extension, the outlook from the side window would not be worsened significantly and having regard to the orientation of the site there would be no significant loss of light to this neighbour. The proposed side wall would have no windows and so taking account of the existing overlooking from rear windows at No.14 privacy would be improved as a result of the extension. On balance the proposed extension is considered acceptable in terms of impact on residential amenity.

Visual amenity

Although the extension would be a large flat roofed structure, the proposed extension would not be readily visible in the streetscene and given the presence of other similar structures in the immediate vicinity of the site it would not be harmful to the visual amenities of the site or surrounding area. The use of matching materials would help it to blend with the existing building.

Recommendation

Approve for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard time limit 3 years
2. Matching materials
3. No side windows without permission (south side)
4. Permission relates to approved plans:
   Drawing Number JW/12/101 entitled 'Rear extension' deposited 9 January 2013

Informatives:

- Contamination precaution
- 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: Rebekah Smith Date: 26 February 2013

Authorised by: Peter Barnett Date: 26 February 2013