Expiry Date – 27/4

Development Control – Delegated Officer Report

Application Number: AWDM/0393/20 Recommendation – Grant

Site: 65 Howard Road, Sompting

Proposal: Single storey rear extension

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: Via Google maps/Bing

Site and Surroundings

This application relates to a semi detached bungalow on the north side of Howard Road. The property has a hipped roof and front gable projection. It has a shared drive on its west side.

At the rear the building has already been extended with a gabled rear addition. No. 63, to the east, the adjoin semi has also been extended to the rear to slightly less depth. The application site also has a deep outbuilding on the boundary with No.67.

The patio area of the application site is on lower ground than the lawn as the site slopes up to the rear boundary adjoining the National Park.

The site is not in a conservation area and is not listed.

Proposal

Permission is sought to erect a single story rear extension measuring 4.2 metres in depth. It is flat roofed to a height of 2.93 metres. It is set off the east boundary with No. 63 by 2.2 metres.

Relevant Planning History

S/13/93 – Double length garage to rear. Granted 23.4.93

S/84/88 – Single storey rear extension. Granted 6.2.89

Consultations

Sompting Parish Council: None received.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
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 a dwelling 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.

Character

The extension is at the rear of the property and will be little glimpsed from the road. Rear extensions are a common feature of these bungalows.

Neighbour amenity

Typically extensions greater in depth than 3.5 metres would not be allowed. However, this proposal is set off the shared boundary by 2.2 metres. Development Management Standard No. 2 Extensions and Alterations to Dwellings' states that

'3.2 The closer a rear extension is to the boundary of a neighbouring property the more likely it is to adversely affect that property, by way of overlooking or loss of daylight. On semi-detached or terraced dwellings single-storey rear extensions which abut, or are within 1m of a common side boundary with an attached dwelling, should normally be no deeper than 3.5m.'

The extra 700mm in depth over and above the usual limit is compensated for in the set off the boundary by 2.2 metres. Consequently, it is not considered that this extension will significantly affect the light received to No. 63 nor will it be overbearing.

A new side window is to be added to the side wall to light the dining room which sits behind the new kitchen. This new window is onto the shared driveway. This is not a private secluded area. Therefore the new window will not significantly impact on neighbour privacy.

A rear garden of 13 meres in depth and an area of 65 sqm will be retained. This is acceptable.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*

2. 3 years
3. Materials to Match

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: 17.4.2020
Authorised and signed by:	Peter Barnett	Date: 20 April 2020