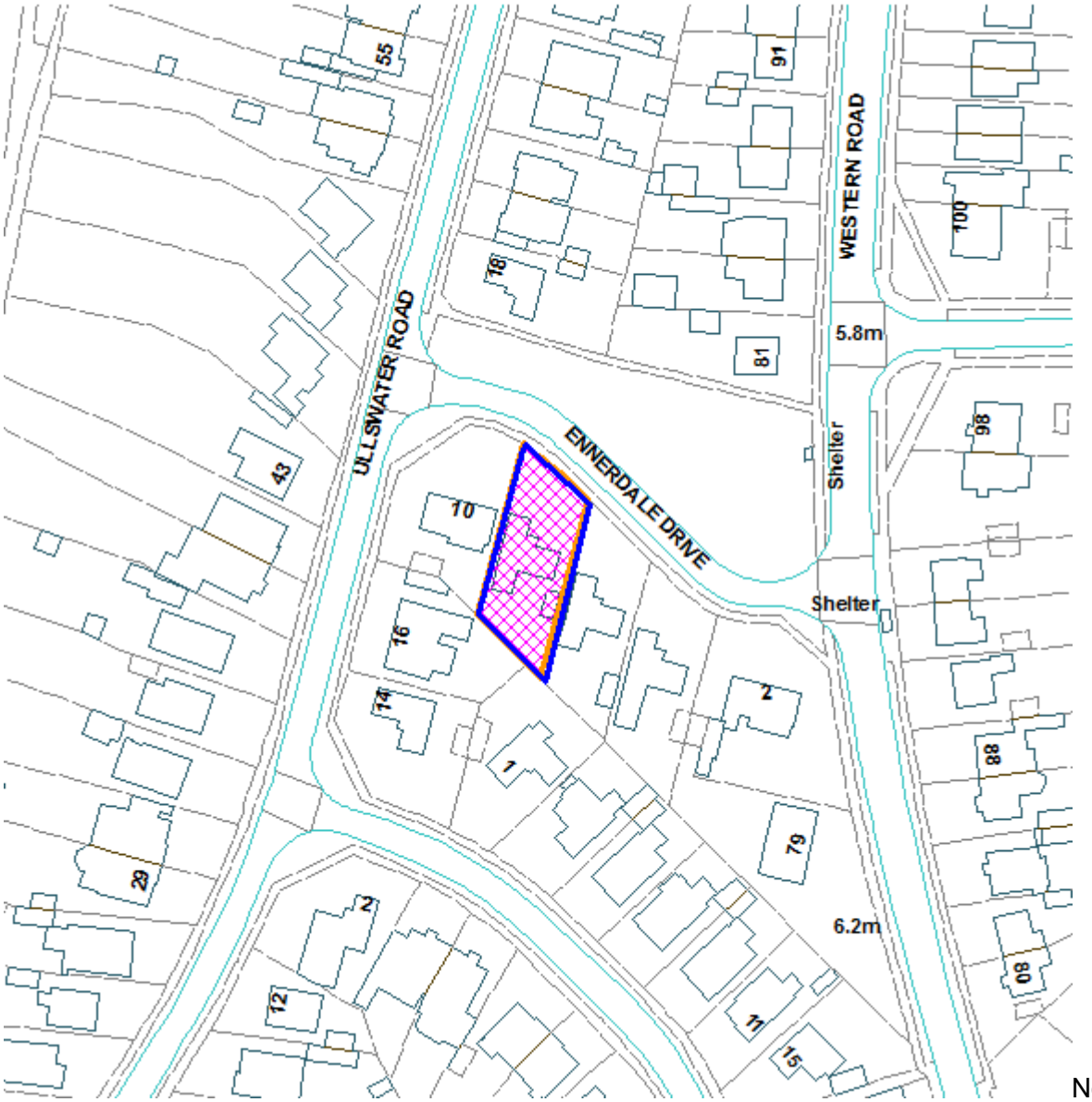
Application Number:	**AWDM/0197/25**	**Recommendation - REFUSE**
Site:	**8 Ennerdale Drive, Sompting, West Sussex**	
Proposal:	**Proposed front extension**	
Applicant:	Diana Beeson	Ward: Peverel
Agent:	Mr Mel Humphrey	
Case Officer:	Hannah Barker	



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Proposal, Site and Surroundings

The application site is a detached, bungalow with front gable projection and single, flat roof garage to the side of the building. The bungalow is set back from the highway with off street parking and a lawn with dwarf wall and fence to the front and side boundary. There is a small front, flat roof porch as existing.

The south side of the street comprises three bungalows of matching design including the application site. There are gabled roof bungalows as 'book ends' on either end of this row and these match each other and have a simple gable roof design. The bungalows are staggered and have an attractive, collective appearance within the street scene with open plan frontages. Opposite there is an open area of grass with mature trees.

Consent is sought here to infill the font section of the bungalow to the side of the gable projection. To include moving the front entrance further forward with an enlarged porch and the creation of a bedroom. A dummy pitch roof is proposed with the entrance recessed and side extension set forward of existing but recessed slightly behind the front gable. Materials to be used will match existing.

The application has been called in by Cllr Mansfield following officer's advice that the application could not be supported.

Sompting Parish Council: - Support application but acknowledge this could set a precedent for the neighbours.

Representations: - None received

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard'; No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (July 2021)

Relevant Legislation

The Committee should consider the planning application in accordance with:
Section 70 of the Town and Country Planning Act 1990 (as amended) provides that the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and
Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the existing building and surrounding locality in terms of visual amenity.

Visual amenity

The proposed extension would be a clearly visible feature within the street scene. It would change the character and appearance of the existing bungalow significantly. The front gable would no longer be the dominant feature of the building. The dummy pitch with large flat roof would contribute further to this detrimental development. The bungalow would no longer match and complement the neighbouring bungalows and the existing layout with staggered positioning of residential development would be lost. There is a risk of setting a precedent here which would further degrade the street scene significantly.

Officers suggested options to reduce and set in the development to allow a more subservient development however this would be more akin to an enlarged porch and would not achieve the bedroom required here.

The applicant's agent has submitted supporting documents to show other similar extensions to bungalows which have been permitted. The addresses are set out below. They are not considered to justify the development proposed here.

49 Ullswater Road, Sompting - S/11/04/TP Existing bungalow much more modest in scale, significantly smaller extension therefore flat roof less apparent and dominant. The bungalow is set back from the street and neighbouring bungalow. The extension is considered to be subservient.

5 Thirlmere Crescent, Sompting - AWDM/0488/17 - This is again a more modest bungalow and smaller extension. Nos. 5, 7 and 9 are in a row and have similar extensions. The officers' report for no. 5 refers to the harm to the street scene. Yet it is considered that the Council cannot resist such poor development due to the precedent set by nos. 7 and 9 permitted some time ago within a different planning context. Granting consent in this case would result in a similar erosion of character which should be resisted.

7 Thirlmere Crescent, Sompting - S/27/05/TP

9 Thirlmere Crescent, Sompting - S/25/89/TP

It is considered that these existing developments are different to that proposed here. The extensions are different in size and scale and the bungalows are smaller and significantly less prominent. They do not give justification for the harmful development proposed in this case. There is currently a row of uniform bungalows with no precedent set for this form of development. The extension will be detrimental to the character and appearance of the existing bungalow and street scene for the reasons set out above.

Residential amenity

The proposed works do not give rise to any significant loss of light, privacy or overbearing impact which would warrant a refusal in this case. The extension would infill the section to the side of the existing gable, therefore screened from the bungalow to the west. To the east there is a driveway at the application site which creates spacing between the bungalows limiting any impact.

Recommendation

REFUSE for the reason(s):-

1. The proposed front extension due to its siting, scale and design will result in an incongruous and unsympathetic form of development which will be detrimental to the character and amenities of the existing bungalow and local environment. It would set a precedent for further development which would cumulatively have a severely harmful impact thereby conflicting with policy 15 of the Adur Local Plan.