Expiry Date - 11.3

Development Control – Delegated Officer Report

Application Number: AWDM/0064/20 Recommendation – Grant

Site: 3 Langdale Close, Sompting

Proposal: Single storey rear (north) extension and first floor side (east) extension supported on oak posts.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 7/2

Site and Surroundings

This application relates to a detached steeply pitched roofed chalet bungalow on the north side of this cul de sac. Properties elsewhere in the Close are more recent 1960's bungalows. The property is setback behind the front building lines of Nos. 2 and 3

The property has a dormer in its west roofslope. Its front door is in the east side flank wall.

It is not in a conservation area and is not listed.

Proposal

Planning permission is sought to add an east side dormer supported on oak posts to create a first floor bathroom. A single storey flat roofed rear extension is also proposed measuring 2.1 metres in depth.

Relevant Planning History

None.

Consultations

Sompting Parish Council: No objection but concerned about use of oak posts and not steel?

Representations

No. 4

No objection subject to:

1. No encroachment over boundary of any part of the extension including, soffits, fascias, footings, guttering etc.
2. Windows will have obscure glass.
3. Any damaged to shared front apron will be repaired by the applicant at their expense.
4. No scaffolding on my property.
5. No obstruction of my drive.
6. No builders rubbish on boundary.

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

This property is much older and of a different design to the more modest bungalows in the street. It has an east side dormer. The introduction of a west side dormer which projects beyond the outer wall of the dwelling will not match the east side dormer. However, it will be little glimpsed from the road as this property is set further back in the street on an angled plot and its west boundary is close to the property's flank wall.

Oak posts are acceptable on this timber decorated building.

The building has an unusually steep roof and is the only such property in the street. It is unlikely therefore to set a precedent for similar extensions in the street. On balance, it is considered to be acceptable.

Neighbour amenity

The rear extension is 2.1 metres in depth and squares off an existing rear addition. It is well removed from either neighbour and will not have any impact. It needs permission only because the eaves line is slightly greater than the original building.

The new supported roof extension is on the east side and only No. 4 might be affected. Measured on site there is 1.95 metres to the shared side boundary. The plans indicate, including soffits, the extension will leave 300mm to the boundary.

Front and rear windows are proposed for this bathroom. Overlooking will not occur subject to a condition that obscure glazing is used and the windows do not open below

1.7 metres from finished floor level. The extension otherwise will not be overbearing or lead to any loss of light.

The other matters raised in the objection are civil matters.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to Match
4. First floor windows obscurely glazed and non opening below 1.7 metres
5. No new windows

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? yes..

Case Officer signed:	MOK	Date: 13.2.20
Authorised and signed by:	Peter Barnett	Date: 18 February 2020