Expiry: 10/7

Development Management - Delegated Officer Report

Application Number: AWDM/0622/24 Recommendation – Grant

Site: 35 Sedbury Road, Sompting

Proposal: Single storey rear extension attached to existing extension

Date of site visit: 7/6

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a semi detached bungalow on the west side of Sedbury Road. The property has large front and rear dormers and a rear extension. It shares a drive with No. 33, to the south, and has a pitched roof garage at the end of it.

It is not in a conservation area, is not listed and there are no protected trees on the site. It is not in a flood risk area.

It is proposed to add a further rear extension 2.3 metres in depth to the 3.7 metre deep existing extension. It will be the same height with a domed rooflight and will sit off the shared north side boundary by 450mm.

Relevant Planning History

AWDM/0524/22 – Front dormer. Granted

Consultations

Sompting Parish Council: No objection.

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 (December 2023)
WSCC Guidance on Parking at New Developments (Sept 2020).

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Planning Assessment

Principle

The proposal involves 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.

Residential amenity

No. 37, the paired semi, has tandem rear extensions. The proposed extension will only be a little deeper than these and will sit off the shared boundary by 450mm.

On the opposite side the extension will abut the shared driveway.

No neighbour harm will occur

Visual amenity

The extension is to the rear and will not cause any visual harm.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. Utility window obscurely glazed and opener 1.7m off floor level

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:	MOK	Date: 12/6/24
Authorised by:	Peter Barnett	Date: 12 June 2024