Development Management - Delegated Officer Report

Application Number: AWDM/0745 Recommendation – APPROVE

Site: 14 St Lukes Close, Sompting, West Sussex

Proposal: Single storey side extension with raised platform and steps.

Date of site visit: Photos from agent

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a detached bungalow at the end of a cul de sac in the built up area of Sompting. The building is set back from the road, 'tucked' in the corner. There is off street parking to the front and a flat roof garage attached to the east side. The main entrance is currently to the eastern side of the property set forward from the garage.

Consent is sought for a single storey side extension to the west side of the building. This will incorporate a new main entrance, utility room and master ensuite. There are steps to the front leading to the new entrance with a raised platform to the rear to accommodate level changes and continue the existing raised patio which is to the rear of the existing dwelling.

Sompting Parish Council: - No objections

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 (February 2019)

Planning Assessment

Principle

The proposal comprises 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.

Visual amenity

Due to the positioning of the bungalow in relation to the site and neighbouring properties and the siting of the proposed extension it will not be an overly prominent feature when viewed from the street. The half hipped roof design will mean the height of the extension is low relative to the main roof and it will appear subservient in scale and with material to match existing. It will replace an existing summer house building which is visible from the street also.

Residential amenity

The extension is on the west side of the building and will therefore only impact the directly adjacent neighbouring property no. 12. This semi-detached bungalow is spaced away from the extension due to the angle of the boundary and position of the dwellings relative to each other. There are also outbuildings along the boundary at no. 12 which will screen the extension and therefore there will be no adverse impact, despite the raised levels and the raised platform to the rear. There will be no increased overlooking, loss of light or overbearing impact as a result. There are high level windows proposed on the west elevation of the extension serving the bedroom. These are conditioned to be obscurely glazed and only opening if over 1.7 metres high. The main aspect and outlook is to the rear so this would not impact upon the amenities of the occupiers of the application site and is considered necessary as these openings face onto the boundary.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the west elevation of the extension.
5. The windows in the west side elevation of the extension hereby permitted shall at all times be obscure-glazed and non-opening (except that part which is above 1.7 metres above the floor of the room in which the window is installed) and they shall not subsequently be altered in any way.

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: Hannah Barker Date: 17th June 2020

Authorised by: Peter Barnett Date: 18 June 2020