Development Management – Delegated Officer Report

Application Number: AWDM/0550/17 Recommendation – APPROVE

Site: 20 Steyning Close, Sompting

Proposal: Single storey rear extension to east elevation

Date of site visit: 23.05.17

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application relates to a semi detached bungalow within a cul-de-sac of similar dwellings. There is an existing lean to conservatory to the rear of the bungalow. Consent is sought to remove the existing conservatory and replace with a single storey flat roof extension of brick construction. The extension is shown on the plans with rooflights above and steps down to the garden. It is 3 metres deep, 5.9 metres wide and 3.1 metres high.

Representations: None received.

Sompting Parish Council: - Support the application.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The extension is 3 metres in depth, being of flat roof design it is modest in scale and subservient to the main dwelling. Materials to be used will match existing. The extension is to the rear of the dwelling therefore not visible within the street scene.

Residential Amenity

The main property to be affected is that attached to the application site, no. 22 Steyning Close to the north. There is a close boarded fence on the boundary with some dense vegetation beyond. Set in from the boundary is an existing flat roof addition at the adjacent dwelling. Therefore the windows adjacent to the boundary are in a recess. It is considered that in the light of the existing situation the impact would not be significantly greater. The proposed extension is slightly higher yet limited to 3 metres in depth. Improvements could also be made for the neighbour if the existing vegetation were to be removed. On balance the impact is therefore acceptable. A condition will also be attached to ensure that no windows are fitted in the north elevation of the proposed extension an improvement on the existing situation.

Recommendation

APPROVE

1. Time limit
2. Materials to match
3. Approved plans
4. No openings in the north elevation.

Informative

1. Proactive no amendments

Is recommendation contrary to letter(s) of representation? N

Case Officer: Hannah Barker Date: 23.05.17

Authorised by: Jo Morin Date: 24.05.2017