Development Management – Delegated Officer Report

Application Number: AWDM/1293/17 Recommendation – APPROVE

Site: 8 Bowness Avenue, Sompting, BN15 9TS

Proposal: Single storey rear extension.

Date of site visit: 26.10.2017

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application relates to a semi-detached bungalow within a street comprising predominantly semi-detached bungalows. The property has recently undertaken works to the roof for a rear dormer, and has an existing rear flat roof single storey extension.

The application seeks permission for a single storey flat roof rear extension to be positioned next to and join with, the existing rear extension. The extension will measure approx. 3m wide x 3.2m deep x 2.6m high, which will be the same height as the existing extension.

Consultations: None

Representations:

Sompting Parish Council: *"Customer made comments in support of the planning application."*

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Submission Adur Local Plan as modified in accordance with the inspectors recommendations: Policy 16
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 and how the proposal affects the character and appearance of the area.

Visual Amenity and Impact upon Character and Appearance of the Area

The proposed extension will be to the rear and therefore there will be no visual amenity impact on the street scene.

Residential Amenity

The neighbouring properties no. 6 and no. 10 could be the only ones affected by the proposal.

No. 10 is positioned to the west and the existing extension is to the boundary of this property, therefore the proposal would not result in any impact onto that property.

No. 8 is to the east and there will be a gap between the extension and this neighbour of approx. 2.5m to the boundary and 5m between the side wall of the extension and the side wall of no. 8. It is considered that this distance is sufficient so as not to result in harm to the residential amenities of the neighbour, who also has a rear flat roof single storey extension of similar dimensions to the proposal.

Recommendation

APPROVE subject to the following conditions.

1. Approved plans
2. Standard time limit
3. Materials to match existing
4. No windows to side elevation

Informative

1. Approved without amendments

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

Case Officer: Eve Hearsey Date: 08.11.2017

Authorised by: Peter Barnett Date: 9 November 2017