Expiry Date - 23/08/2022

Development Management – Delegated Officer Report

Application Number: AWDM/1099/22 Recommendation – APPROVE

Site: 27 Grafton Gardens Sompting West Sussex BN15 9SP

Proposal: Single storey side extension.

Neighbours checked: Y

Additional neighbour notifications: **N**

Date of site visit: 15/7/22

Proposal, Site and Surroundings

The application relates to a semi-detached bungalow located on the western side of Grafton Gardens. There is a detached shed and greenhouse located to the rear boundary of the property.

The adjoining house at No. 25 is a semi-detached bungalow with a dormer extension to the rear roof slope. There is an alley way to the north of the property with the rear gardens of 29 – 37 Grafton Gardens.

The surrounding area is residential with a mix of semi-detached and terraced houses.

The proposal is for a single storey side extension with a flat roof and 3 roof lights.

Relevant Planning History:

None.

Consultations:

Sompting Parish Council: No objection

Representations:

There were 12 adjoining occupying properties notified of this application. At the time of writing this report no representations have been 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 (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The proposal is for a single storey side extension and is considered by way of its size, design and location will not impact on the subject property, the character of the neighbouring properties or the street scene. There would be no adverse impact on the character of the property or the visual amenities of the adjoining occupiers in the locality as the result of the proposal.

Residential Amenity

The proposal is for a single storey side extension that will run along the side elevation by 9.7m and have a height of 2.8m with a flat roof. The proposal will not project beyond the rear elevation. To the northern side of the property is an alleyway and the rear gardens of 29 – 37 Grafton Close. Given the separation between the proposed extension and the properties to the northern boundary there will be no overshadowing or loss of light. Further the proposal is single storey with a boundary wall and an alley way which will reduce any overlooking or privacy issues. It is therefore considered that the proposal by way of its design and location would not have a detrimental effect on the residential amenities of the occupiers either side or to the rear of the subject property.

Highways and Parking

The proposal will be positioned on part of the existing driveway, however, there will be enough hardstanding remaining to provide off street parking. The parking arrangements to the front of the property are not a consideration of this proposal.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Matching materials

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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 letter(s) of representation? N

Case Officer: J. Price Date: 29/07/22

Authorised by: Peter Barnett Date: 29 July 2022