Development Management - Delegated Officer Report

Application Number: AWDM/0259/18 Recommendation – Approve

Site: 21 Valley Road, Sompting

Proposal: Loft conversion with hip to gable roof extension to west elevation, front dormer, rear dormer with Juliet balcony. Raised decking with balustrade to rear east side

Date of site visit: 26 April 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi-detached hip roofed bungalow on the south side of Valley Road. It sits below the level of the road as the ground level drops from north to south. It is proposed to construct a hip to gable roof extension at the side with front and rear dormers. It is also proposed to extend the existing raised decking at the rear so that it wraps around an existing rear extension and runs alongside the shared boundary with the attached bungalow, No.19.

Relevant site history

Rear extension approved 2001

Consultations

Sompting Parish Council: Not received

South Downs National Park Authority: No comment

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 (March 2012)

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

There are many examples of roof extensions within the street and surrounding area and the proposal will not appear unduly out of character. The side gable will imbalance the existing pair of bungalows but the hip to gable extension alone could be carried out as permitted development. Furthermore, the property immediately to the west has a gable. The rear dormer is relatively large but there are many examples of even larger dormers along the rear of these bungalows.

Residential amenity

The proposal will not harm the amenities of neighbouring residents. The extended decking will be largely screened by the existing boundary fence and no harmful overlooking should occur.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

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: Peter Barnett Date: 26 April 2018

Authorised by: Gary Peck Date: 26 April 2018