Development Management - Delegated Officer Report

Application Number: AWDM/0893/21 Recommendation – APPROVE

Site: 22 Howard Road, Sompting, Lancing

Proposal: Single storey side extension

Date of site visit: No visit use of Google Maps

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached bungalow on the south side of Howard Road, it is a corner plot with Hillside Road running to the west. As existing there is a rear flat roof dormer and side single storey flat roof extension. Both are visible within the street scene due to the positioning of the property. Ground level increases from south to north in this locality.

Consent is sought to add an additional single storey extension to the existing side extension and to link the two extensions with a half hipped roof. The extension will provide a kitchen and enlarged kitchen.

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)
WSCC Guidance on Parking at New Developments (Sept 2020).

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 extension it will be clearly visible within the street scene. It connects to the existing extension and a half hipped roof is proposed to give coherence to the development. It will appear as one single storey extension to the side of the bungalow with a matching tiled roof and render to match the existing building.

The extension is proposed at 2.4 metres wide and in addition to the existing extension which is a similar width this will result in an extension which is clearly visible and projects closer to the highway. It is however considered that on balance there is ample space to the side of the bungalow to accommodate such a development. It will not be built up to the side boundary and some spacing will remain. It will have no greater visual impact than the existing extension and the improvement in design with proposed roof complements the existing bungalow and improve its appearance from the flat roof addition that currently exists. Also as this is a single storey addition it is subservient and not overly dominant within the street scene. On balance, taking this and the other development within this locality into account the proposed extension can be supported in terms of visual amenity.

Residential amenity

The extension will be visible from neighbouring properties however due to its position it will not result in any loss of light, privacy or overbearing impact in this case. There are neighbouring properties to the front, side and rear and all elevations have windows. However in the light of the existing extension and serving windows there will be no greater overlooking than currently exists. Being at single storey level and not in close proximity to neighbouring properties limits any detrimental impact.

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: Hannah Barker Date: 8th June 2021

Authorised by: Peter Barnett Date: 9 June 2021