Development Management – Delegated Officer Report

Application Number: AWDM/1905/22 Recommendation: APPROVE

Site: 45 Test Road, Sompting, West Sussex

Proposal: Two storey side extension

Date of Site Visit: 10th January 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application site is a two storey end of terrace property with catslide roof to the front and traditional eaves to the rear. It is located within a street of both similar properties with front dormers and two storey dwellings. Consent was originally sought for a two storey side extension which had high eaves to the front not following the pattern of existing development with the existing cat slide roof. Officers advised that the proposal was out of keeping and that the roof form of the side extension should continue that of existing. Amended plans have been received which show a side extension with velux roof lights and a continuation of the front projection at ground floor. The rear has high eaves to match existing.

Representations: - none received

Sompting Parish Council: - The Council has no objection to this application but is concerned re residents parking.

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

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The extension is clearly visible within the street scene to the front and also there is a public footpath to the side giving views of the extension to the side and rear. The extension will be set in from the boundary and as amended with the design as proposed it will be in keeping in design, form and scale with the existing dwelling.

Residential amenity

The adjacent, neighbouring property is the other side of the footpath and has a side first floor window. Due to the space available between the properties and the angle of the building at the application site there will be no adverse impact upon the occupiers of the neighbouring property. Only ground floor side windows are proposed and these are screened by the existing boundary fence. No windows are proposed at first floor and a condition is attached to ensure that this remains the case.

Parking

Sompting Parish Council have commented on the parking at the site. There is off street parking available and parking available on the adjacent streets. This would not give rise to concern over highway safety.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the first floor of the south side wall.

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments

Case Officer: Hannah Barker Date: 27th February 2023

Authorised by: Peter Barnett Date: 27 February 2023