Development Management - Delegated Officer Report

Application Number: AWDM/0535/20 Recommendation – Approve

Site: 86 Abbey Road, Sompting

Proposal: Demolition of existing rear and side extensions and construction of new single storey rear and side extension and front dormer

Date of site visit: Not visited – used applicant's photos and Google Street View

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi-detached hip-roofed bungalow on the west side of Abbey Road. It has a gabled ground floor front projection and a rear conservatory. Work has recently been completed on a hip to gable roof extension and rear dormer which has been carried out as permitted development.

This application proposes to construct a front flat roofed dormer and to replace the conservatory with a flat roofed rear and side extension. The rear extension measures 3.6m deep across the full width of the property. The side extension is to be constructed up to the boundary but is set back behind the front elevation.

Relevant Planning History

None

Consultations

Sompting Parish Council: The Council has no objection to this application - but as the extensions go up to the boundary line - must ensure guttering/drainage do not go beyond this.

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)

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 front dormers in the street and the proposed dormer will not appear out of keeping.

The rear extension is within the Council's size guidelines and will be no deeper than the extension on the attached property, No. 88. The side extension will be built on the boundary but is set back and will not have a harmful visual impact from the street.

Residential amenity

The rear extension will not cause harm to the attached property due to its limited depth and being no deeper than the extension at No.88. The side extension is to be built on to the boundary but it is flat roofed and there is a gap to the side of No.84. It is not considered that it will cause any harmful loss of light or outlook.

The comments of the Parish Council are noted but overhanging guttering would be a private matter.

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: 4 May 2020

Authorised by: Gary Peck Date: 4 May 2020