Expiry Date – 23/5

Development Control – Delegated Officer Report

Application Number: AWDM/0484/18 Recommendation – Grant

Site: 16 Ullswater Road, Sompting

Proposal: Alteration to approved AWDM/1675/17 for single storey rear extensions to east elevation, to change living room to flat roof roof light and increase the size of the living room

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 15.11.17

Site and Surroundings

This application relates to a detached 1950's bungalow on the east side of Ullswater Road between the junctions of Ennerdale Drive and Thirlmere Crescent. The bungalow is unextended and has a detached garage on its north boundary. It is built in yellow stock brick under a clay tiled roof and it has a projecting rear gable addition.

The property is not in a conservation area and is not listed.

Proposal

Planning permission is sought to add two, 5 metre deep rear extensions with a flat roofed central link addition. The extensions have matching eaves lines to the bungalow. This application follows an approval last December for a similar development. The differences this time relate to the living room extension closest to No. 14's boundary. This living room is to have an additional small dog leg in it, 1.3 metres deep to extend the original flank wall. The extension is no longer proposed with a gabled roof but will have a crown roof and roof lantern less tall than the gabled roof previously approved. The bedroom extension on the north side of the rear elevation is as approved.

Relevant Planning History

AWDM/1675/17 - Single storey rear extensions to East elevation. Granted 6.12.17

S/88/58 – 25 bungalows and garages. Granted 2.12.58

Consultations

None received.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2012
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development has been previously agreed. It can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Neighbour amenity

No. 14 Ullswater Road, to the south, is 4 metres deeper alongside the common boundary and sits approximately 1.5 metres off it. It has three north side windows facing the shared rear garden boundary; a bathroom and separate WC window and a kitchen window. The boundary is defined by a low scalloped fence and there is a clear view across the application rear garden from No. 14's kitchen window. The kitchen at 14 also has a glazed rear door and rear window. Light to and outlook from the north facing windows in No. 14 will be affected by the proposed living room extension. However, the additional 1.3 metres added to the flank wall depth will have little impact. The new lower crown roof and rooflight will have less impact too. The extension will not be overbearing. As the kitchen at 14 also has an easterly outlook and light source the impact will not be so significant as to warrant a refusal. Light to the bathroom and WC, non habitable rooms, is less important. Light to the rear garden at 14 will be unaffected.

The bedroom extension is as approved in December of last year.

Character

The extensions are at the rear of the property and will not be visible in the general public realm. The property benefits from a large rear garden with ample space to be retained for recreation purposes, 75 square metres+.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to match
4. No new windows – south side

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.

Case Officer signed:	MOK	Date: 15.5.18
Authorised and signed by:	Peter Barnett	Date: 15 May 2018