Development Management – Delegated Officer Report

Application Number: AWDM/0918/24 Recommendation: APPROVE

Site: 3 Carnforth Road, Sompting, BN15 9TH

Proposal: Construction of car port to west elevation and cladding to gable end of existing west elevation.

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

No. 3 Carnforth Road is a located on the south side of the road, and is a semi-detached bungalow, with an existing drive to the west side of the front garden. The property has a rear extension and a narrow rear garden. It has an existing garage to the side of the property situated close to the boundary of its neighbouring property no. 5 Carnforth Road a detached bungalow with a front outrigger.

The street is characterized by semi-detached and detached bungalows many with rear and or side extensions.

Proposal:

The application seeks permission for:-

- 150mm Horizontal Cladding to be applied to the gable end (west) of the bungalow;
- Car port to the side (west) shown on the plans to measure 7.05m long x 3.9m wide x 3.135m high;
- Car port shown on plans to be open to the front and open to the rear; and
- Materials for the car port are stated on the submitted planning application forms as being wood and Polycarbonate sheet.

Relevant Planning History: None**.**

Representations: Sompting Parish Council. No objection.

Consultations: None.

Relevant Planning Policies and Guidance:

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2023

Planning Assessment

Principle

The proposal comprises upgrading of 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 dwellings and their surroundings.

Visual and Residential amenity

The design and styles of the properties within the street are similar for some but there are variations also. There are structures such as garages, and fencing, that fill the side gap between the dwellings, but there are no noticeable side car ports in a forward position, such as the application proposes.

However, the positioning of the proposed car port is on the side wall of no. 3 close to the boundary with no. 5, and it therefore will not be visually dominant within the street. The car port is shown to be within the applications land and the guttering will not overhang no. 5's boundary.

Turning to the horizontal cladding on the west side gable, it is also noted that there are no similar side gable ends cladded in the near vicinity. But there is a front dormer and a front gable with horizontal cladding, therefore the character of the area will not be compromised by the introduction of the side gable cladding onto no. 3

It is considered that the proposal will be acceptable within the street scene and will not result in any material loss of existing visual or residential amenities of the locality in general.

Recommendation:

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Materials as shown on forms

Informative:

1. Approved without amendment.

Is recommendation contrary to letter(s) of representation? N

Case Officer: Eve Hearsey Date: 30.08.2024

Authorised by: Peter Barnett Date: 4 September 2024