**Expiry Date – 19/12 ppa sought to 4/1**

# Development Control – Delegated Officer Report

**Application Number: AWDM/1623/18 Recommendation – Grant**

**Site: 113 Howard Road, Sompting**

**Proposal: Proposed conservatory attached to existing rear extension**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 11/12

## Site and Surroundings

This application relates to a semi detached bungalow on the north side of Howard Road opposite the junction with Herbert Road. The bungalow has a 3 metre deep single storey rear extension and a loft conversion.

No. 111, to the east has a similar single storey rear extension.

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

## Proposal

Permission is sought to add a conservatory on to the existing ground floor extension. The conservatory proposal has been revised to show a depth of 3.5 metres. It has an eaves height of 2.4 metres and a ridge height of 3.3 metres.

## Relevant Planning History

ADC/0471/08 – Demolition of conservatory and erection of single storey rear extension. Granted 11.11.08

## Consultations

Sompting Parish Council supports the application.

## Representations

Residents at 111 have written in support of the application.

## Relevant Planning Policies and Guidance

The National Planning Policy Framework 2018

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 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. 111 has a single storey rear extension to the depth of the existing extension at No.113. The proposed conservatory has been revised to 3.5 metres in depth in line with DM Std No. 2. It is also shown to have obscure glass to the east elevation adjoining the boundary with No. 111. The occupiers at 111 have written in support of the proposal. On the west side the extension adjoins a shared driveway and garage on site.

No neighbour harm will occur.

Character

The extension is at the rear of the property and will not be visible from the street. It will leave a rear garden length of approximately 14 metres and an area of roughly 100 sqm. No significant harm to character will occur.

**Recommendation APPROVE** subject to the following conditions:

1. Approved Plans
2. 3 years
3. East elevation obscure

***Informative***

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to any representations? No.

Case Officer signed: MOK Date: 28.12.18

Authorised and signed by: Peter Barnett Date: 28 December 2018