Development Control – Delegated Officer Report

Application Number: AWDM/0633/20 Recommendation – APPROVE

Site: 2 Howard Road, Sompting, BN15 0LW

Proposal: Single storey rear extension to east elevation.

Date of site visit: 27.04.2020

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a semi-detached bungalow situated on a corner plot. The bungalow faces onto Howard Road, and sides onto Mountview Road. The plot has a larger than average side garden. Vehicular access is gained to the site off Mountview Road. The site is located on the top road of an estate constructed on a hillside.

Many properties within the locality have been extended in some form by dormers and extensions.

The application, as amended, seeks permission to extend to the side of the property towards Mountview Road with a pitched roof extension measuring some 3.8m wide x 7.5m long. The roof will have the same ridge height as the existing roof.

Planning History: None

Consultations: None

Representations: Sompting Parish Council
No objection

Relevant Planning Policies

Adur Local Plan 2017 Policy 1, 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

Principle

There is no objection to the proposed development for the single storey extension to the side.

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

The side extension will not break the front or the rear elevations and will purely extend to the side. There are many corner plots within the immediate area that have extended sideways, some with false pitched roofs others with flat roofs. Indeed, directly opposite the application site, no. 49 Mountview Road, has a side extension with a false pitched roof.

The application property is not in line with the adjoining property to the south, no. 50 Mountview Road, and thereby the extension too will continue to be 'out of line' with no. 50. However there is no uniformity within the street, with properties being positioned behind and in front of their neighbouring properties. The extension will also be some 13m distant from no. 50, and is positioned to the north of that property. Its increased projection eastwards as result of this extension is not considered to cause harm to the visual amenities of the street.

As said earlier, Howard Road is the top road on the hill setting of the locality, therefore the proposed extension will be positioned higher than its neighbour, but this height differential is the norm within the estate, and in consequence will not be out of keeping

Residential Amenity

The application site has 2no. neighbours which could be affected by the proposal, no. 4, its direct adjoining neighbour is located to the west of no.2 and as the proposal will not be forward of the front elevation or project out to the rear, it will not be readily viewed by no. 4

No. 50 Mountview Road will see the application, but because of its distance from it, it is not considered that its existing residential amenities would be materially affected.

Recommendation

APPROVE subject to the following conditions.

1. Approved plans
2. Standard time limit
3. Materials

Informative
1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 12.06.2020

Authorised by: Peter Barnett Date: 12 June 2020