Expiry Date: 12th April 2022

Development Management – Delegated Officer Report

Application Number: AWDM/0216/22 **Recommendation – APPROVE**

Site: 40 Bushby Close, Sompting

Proposal: **Proposed single storey side extension**

Date of site visit: 22nd February 2022

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

- **Application Site:** Consists of a two semi-detached dwelling with no immediate neighbours to the east
- the property is set in a very modest plot with rear access to parking and pedestrian access to the south
- **Character:** residential
- **Site Levels:** flat

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

The application proposes:

- single storey extension to the side measuring 7.8m deep by 4.4m wide with pitch roof of approximately 2.3m to the eaves 3.7m to full height.
- The extension would project beyond the principal elevation by 1.3m
- The extension would be finished in bricks and tiles to match the existing house and would have French doors and windows to the rear and two roof lights above.

Relevant Planning History:

None relevant

Consultations:

None required

Representations:
None received

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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 (July 2021)
- WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

Although the extension projects forward from the principal elevation it is not considered that the proposal would harm the street scene. The house is positioned at the end of a terrace and fronts an area of green space where there is no vehicular access. The extension will not be widely visible therefore and the modest front projection is acceptable. Furthermore, there is an existing outbuilding which sits forward of the front of the house.

There would be no adverse impact on the character of the property or the visual amenities of the locality as a result of this application. The proposal would be finished in materials to match the existing building.

Residential Amenity

The proposal is positioned along the east elevation of the dwelling and screened by the existing close boarded fencing. Although built to the boundary this modest plot allows for this level of addition without impacting on the amenity of neighbouring occupiers to the east, the rear of which are some 22m from the boundary. To the rear there is a garage block only.

There would be no significant detrimental impact on the residential amenities of adjacent occupiers as a result of this application.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No windows in side elevation of extension

Informative

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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.

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

Case Officer:	Stuart Corbey	Date: 10.03.22
Authorised by:	Peter Barnett	Date: 14 March 2022