Development Management – Delegated Officer Report

Application Number: AWDM/2240/21 Recommendation – Approve

Site: 10 Howard Road Sompting West Sussex BN15 0LW

Proposal: Single storey rear extension plus raised deck with steps and balustrade

Date of site visit: 13th January 2022

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached bungalow on the south side of Howard Road, north Sompting.

Consent is sought to erect a single storey flat roof extension at eaves height. This would project to the rear of the dwelling by 4 metres across the total width of the dwelling. This would create an open plan living space in materials to match the dwelling. In addition a rear 2m deep raised decking at a full rear width is also proposed.

Representations – Sompting Parish Council: Support the application

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)

Planning Assessment

Principle

The proposal comprises upgrading 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 dwelling and its surroundings.

Visual amenity

The extension is to the rear of the property, it is not visible within the street scene. It is considered to be in keeping in scale with the existing building and is not out of keeping in design. The rear extension will be rendered to match the existing bungalow. The decking proposal is nothing out of ordinary in this location.

Residential amenity

The main properties to be affected are those either side of the site. No. 12 to the west which has a similar single storey flat roof extension with decked terrace as proposed. By virtue of the orientation the proposal outlook would face immediately south. The neighbouring decking has a side fence panel, this is considered to be replicated in this scheme to restrict overlooking into the neighbouring garden. The primary amenity space enjoyed by the occupiers at NO.12 has been created on their existing decking therefore the proposal would not result in any loss of light or cause any overbearing impact in this case subject to a side screen.

By virtue of its orientation and the distance between the host premises and no.8 to the East, officers do not consider the amenity of no.8 to be affected by the proposed development. A garage along the shared boundary prevents any direct view from the proposed rear decked area.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. Privacy screen to be erected before first use of terrace

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

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.

Case Officer: Stuart Corbey Date: 24 January 2022

Authorised by: Peter Barnett Date: 24 January 2022