Development Management - Delegated Officer Report

Application Number: **AWDM/0502/16** **Recommendation –** Approve

Site: 7 Burnside Crescent, Sompting

Proposal: Single storey infill rear extension to east elevation (joined to existing detached garage)

Date of site visit: 10 May 2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a detached bungalow located on the east side of Burnside Crescent, north of its junction with Derwent Close. There is a detached garage to the north side, towards the rear of the bungalow and the bungalow has been extended to the rear with a single storey extension.

Permission is sought for the construction of a single storey extension to infill between the side wall of the existing extension to align with the side wall of the house, and connecting to the south west corner of the garage. The extension would measure 1.7 metres in width, 2.2 metres in depth and 2.7 metres in height with a flat roof. Matching materials are proposed.

Relevant site history
None relevant

Consultations
Sompting Parish Council supports the application.

Representations
None

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework (CLG 2012), notably para 56, 64

Planning Assessment

Residential amenity
This is a modest infill addition that would be relatively remote from neighbouring dwellings. The neighbouring bungalow to the north is sited beyond the driveway and has no side windows facing the application site. Given the limited scale and relationship with neighbouring dwellings there would be no significant impact to residential amenity.

Visual amenity
The extension is of standard design to match the existing rear extension. Although the side wall of the extension would be visible within the streetscene, it would be set to the rear of the property and would not cause any significant harm to visual amenity given its limited scale and subject to the use of matching materials.

Recommendation

Approve
Subject to Conditions:-

1. Permission relates to approved plans
2. Standard time limit 3 years
3. Matching materials

Informative

- 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: Rebekah Smith Date: 17 May 2016

Authorised by: Peter Barnett Date: 17 May 2016