# Development Management – Delegated Officer Report

**Application Number:** **Recommendation – Approve**
**AWDM/AWDM/1509/18**

**Site:** **12 Howard Road, Sompting**

**Proposal:** **Proposed single storey rear extension with rear raised decked area and proposed front extension.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 29th October 2018

**Site, Surroundings and Proposal**

This application relates to a semi detached inter war bungalow on the south side of Howard Road. The property is on higher ground than the houses below and land slopes down from the road into the site's back garden. The site shares a driveway with No. 10 to the east. The property is not in a conservation area and is not listed.

Planning permission is sought for a 3 metre deep rear extension with flat roof. Due to the change in levels a 2 metres raised deck with steps is to the rear of the extension.

Consent is also sought for a flat roof infill addition to the front of the bungalow. There is an existing flat roof projection to the western side. It is proposed that the flat roof section will continue across the full width of the bungalow.

**Consultations**

**Sompting Parish Council**: supports the application.

**Representations**

None received.

**Relevant Planning Policies and Guidance**

The National Planning Policy Framework 2012
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 3 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.

Visual amenity

The extension to the rear of the bungalow with decking is not visible within the street. Within the context of the street and the surrounding built environment it is considered that this form of development is not out of keeping here. It is not overly large in relation to the size of the rear garden and scale of the existing bungalow. Although the privacy screens do add to the scale and prominence of the development they are necessary and referred to below.

The front extension, although small in scale will be visible within the street scene. It adds an additional flat roof section, This flat roof sits slightly higher than the eaves, it will remove the symmetry between the semi detached bungalows and although it is not enhancing the appearance of the building, within the context of the surrounding area it is not considered that there would be justification here to refuse such a development. The street on both the north and south side has bungalows with various front projections, flat roof, hipped and varying in materials and finishes. This minor front addition will not have a significant negative visual impact in this case.

Neighbour amenity.

The rear ground floor extension is 3 metres deep, the additional 2 metre deep decked area will give rise to an elevated external amenity space in close proximity to the boundary with no. 14. No. 14 has a recently completed similar rear extension with raised decking permitted under AWDM/1800/17. This included a condition relating to a privacy screen which was not in place at the time of the site visit, planning enforcement have been notified. A privacy screen is therefore also required in this case, amended plans have been submitted to show this. The existing garage is to be removed to make space for the extension; therefore opening up space to the east. A privacy screen is therefore necessary on this side too to safeguard the residential amenities of the adjacent occupiers.

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

1. 3 years
2. Materials to match
3. No new windows – side walls
4. Prior to first use details of a 1.7 metre high glazed privacy screen for the eastern end of deck to be agreed in writing and erected/retained.
5. Approved plans

***Informative***

1. Proactive with amendments

Is recommendation contrary to any representations? No.

Case Officer signed: Hannah Barker Date: 5th November 2018

Authorised and signed by: Peter Barnett Date: 6 November 2018