Expiry Date – 8/7/19

Development Control – Delegated Officer Report

Application Number: AWDM/0790/19 Recommendation – Grant

Site: 40 Sompting Road, Lancing

Proposal: Pitched roof first floor extension with barn hip to south east of dwelling.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 21/6

Site and Surroundings

This application relates to a detached two storey dwelling on the north side of Sompting Road, on its bend. The house has a brick and tile hung appearance. The house has been extended to the east side with a single storey extension. The house to the east, 46 Penstone Park, is a detached bungalow. It has a single storey rear extension, the front wall of which lines through with the back wall of the side extension on the site.

The property is not in a conservation area and is not listed.

Proposal

Planning permission is sought to add a first floor extension above the east side addition. The extension measures 5 metres in width and 2.38 metres in depth. It has an eaves height to match the existing house but a lower ridge height of 6.4 metres. The side elevation has a slightly higher eaves and is barn ended. The front has a gable detail.

The plan has been revised since first submitted to replace the rear window with a rooflight.

Consultations

Lancing Parish Council: No objection.

Representations

No replies received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019

Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 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.

Neighbour amenity

No. 46 Penstone Park, a bungalow, has a single storey rear extension with a rear wall which lines through with the back wall of the existing extension to be above. This extension at No. 46 has windows on three side. Adequate light will continue to reach this extension. In the original side wall of this bungalow is a kitchen and bathroom window facing westwards towards the main side wall of the application site. There are 2 sheds and trellis fencing on the boundary with No. 46 which restrict light and outlook form this kitchen window. The extension is at least 8 metres from this kitchen window. It is not considered that significant harm to light will occur.

Windows are proposed in the front and side wall of the extension. The rear window originally proposed has been replaced with a rooflight. The agent has agreed that the side port hole window should be fixed and obscurely glazed to avoid direct overlooking of the garden area of No. 46. No greater impact will occur.

Character

The design of the extension and proposed materials are satisfactory for this site and location. The extension will not be set back from the front elevation but opportunities for a set back are limited by the position of the existing ground floor extension. On balance, no serious visual harm will occur.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to match
4. Port hole window obscure/fixed
5. No new windows

Informative

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.

Is recommendation contrary to any representations? No.

Case Officer signed: MOK Date: 5/7/19

Authorised and signed by: Peter Barnett Date: 5/7/19