Expiry Date – 25/5

Development Control – Delegated Officer Report

Application Number: AWDM/0488/17 Recommendation – Approve

Site: 5 Thirlmere Crescent, Sompting

Proposal: **Single storey front extension.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 10/5

Site and Surroundings

This application relates to a detached 50's bungalow on the north side of Thirlmere Crescent close to the junction with Ullswater Road. The bungalow, as built has a prominent projecting front gable detail and its 'front door' in the side wall.

The property is not in a conservation area and is not listed. There are no protected trees on the site.

Proposal

Permission is sought to extend the front, south west, elevation lining the recessed front wall through with the front gable detail.

Relevant Planning History

No. 7

S/27/05/TP – Front extension. Granted 17.5.05

No.9

S/25/89/TP - Single-Storey Front Extension. Granted 1.6.89

Consultations

None undertaken.

Representations

Sompting Parish Council supports the application.

Relevant Planning Policies and Guidance

Saved local Plan Policy AH7
Emerging Local Plan policy 15
The National Planning Policy Framework 2012
Planning Practice Guidance (CLG 2014)

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. The main issues for consideration are impacts on neighbours and on the streetscene.

Streetscene

The extension does later the intrinsic form of the bungalow and to this extent erodes the character of the building and street where such forms prevail. The extension is not even set back by a token recess to recognise this.

However, the same style bungalows at nos. 7. 9 and 11 have added similar extensions to the fronts of their properties, 7 and 9 with permission. Consequently, despite the harm, it is not possible to resist this development on the grounds of harm to local character or the appearance of the bungalow itself.

Neighbour amenity.

The proposed extension adjoins the boundary with No. 7. This boundary is defined by 1 metre wide paired pathways. No. 7 has added the same extension with a high level side window, some light will be lost to this window but it is a secondary source of light. No other harm will occur.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to Match
4. No side window

Informative

1. 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 any representations? N

Case Officer signed:	MOK	Date: 11.5.17
Authorised and signed by:	PD	Date: 12.5.17