Expiry Date – 23/10

Development Control – Delegated Officer Report

Application Number: AWDM/1372/19 Recommendation – Grant

Site: 22 Valley Road, Sompting

Proposal: Proposed single-storey side extension to east elevation.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 15/10

Site and Surroundings

This application relates to an extended bungalow on the north side of Valley Road between Hillside Road and Alandale Road.

The property has been extended into the roof with wrap around front and rear dormers and also at the rear with a conservatory. The property sits on lower ground to the house to the east, No. 20. Both properties have adjoining side accesses/driveways.

Proposal

Permission is sought to extend the property on the east side at ground floor with a flat roof extension to enlarge existing rooms. The extension measures 1.69 metres in width and is the full length of the original side wall. It has a height at the front of 3.8 metres and at the rear of 3m. Two lantern lights are also proposed. A gap of 810mm is left to the side boundary.

Relevant Planning History

None.

Consultations

Sompting Parish Council: No objection.

Representations

None 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

This site and the adjoining property to the east, No. 20, have paired driveways. No. 20 has a gap to the common boundary of 2.4metres, except for a small side addition towards the front of the property. This gap has a small greenhouse in it. There are two side windows in No. 20, one to a study/bedroom and one to a bathroom. These windows sit on higher ground to the respective windows in the application site.

A gap in excess of 3 metres will be maintained between the proposed extension and these windows. Consequently it is considered adequate light and outlook will be maintained.

Character

There are no other obvious examples of this type extension in the vicinity. However, many of these houses have been radically altered, particularly at roof level and so the general character is greatly altered already. It is not considered that this extension would cause such harm to local character that a refusal could be justified.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to Match
4. Side bathroom window obsc and opening 1.7 m off floor level
5. No new side windows

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 any representations? No.

Case Officer signed: MOK Date: 15/10/19

Authorised and signed by: Peter Barnett Date: 15 October 2019