Development Management - Delegated Officer Report

Application Number: **AWDM/0756/13**

Recommendation – Approve

Site: 15 Bowness Avenue, Sompting, Lancing

Proposal: Demolition of existing conservatory and erection of single storey rear extension

Date of site visit: 19 August 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a detached bungalow located on the south side of Bowness Avenue. This is a predominantly residential area comprising of a mix of semi-detached and detached bungalows in the immediate vicinity of the site. St Peters Church and its lawn frontage is opposite the site, on the corner with Arnside Close.

Permission is sought for the construction of a single storey extension which would replace an existing conservatory. There is an existing single storey rear addition to the eastern half of the rear elevation that would remain and the new extension would extend from its west side wall continuing to the line of the original side (west) wall of the house. The extension would measure approximately 3.4 metres in depth and have a flat roof up to 3 metres in height approximately, set above the existing eaves level. Matching materials are proposed.

Relevant site history

S/2/01/TP/18918 - Single storey rear extension approved in February 2001

S/73/03/TP/20892 0 Rear conservatory approved in January 2004

Consultations
No response received from Sompting Parish Council

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)

Planning Assessment

Residential amenity
There would be no significant impact on the neighbouring occupiers to the east at No.11 given the degree of separation and that the extension would not extend beyond the depth of the existing rear addition. The depth of the proposed extension is limited to 3.4 metres which is the same depth as the existing conservatory and existing rear extension. The neighbouring bungalow to the west has a rear garage structure adjacent to the side boundary. Given the limited depth and height and relationship with No. 17 there would be no significant impact on the amenities of No.17 in terms of loss of light or outlook. The side window proposed can be obscure glazed to prevent any significant loss of privacy.

Visual amenity
The proposed extension would be at the rear of the house where it would not be readily visible within the streetscene given the spacing between dwellings. The extension would be of an appropriate scale and design and subject to the use of matching materials, would not be harmful to the visual amenities of the site or surrounding area.

Recommendation

Approve for the reason:-
The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the National Planning Policy Framework

Subject to Conditions:-

1. Standard time limit 3 years
2. Matching materials
3. Side (west) window to be obscure glazed etc
4. No further side windows
5. Permission relates to approved plans:
   Unnumbered site location plan deposited 15 July 2013
   Drawing number 15-BA-001 entitled ‘Location Plan’ deposited 15 July 2013
   Drawing number 15-BA-002 entitled 'Elevations & Section’ deposited 15 July 2013
   Drawing number 15-BA-003 entitled 'Ground Floor Plan’ deposited 15 July 2013
   Drawing number 15-BA-004 entitled 'Roof construction’ deposited 15 July 2013

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: 10 September 2013

Authorised by: Peter Barnett Date: 11 September 2013