Expiry Date – 10/6 ppa agreed to 14/8

Development Control – Delegated Officer Report

Application Number: AWDM/0600/20 Recommendation – Grant

Site: 11 Herbert Road, Sompting

Proposal: **Proposed single-storey rear extension to provide link in connection with garage conversion to kitchen/dining room, including installation of rooflights/windows.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 13/8

Site and Surroundings

This application relates to a bungalow on the west side of Herbert Road. It shares a driveway with No. 9 to the south. It has been extended with a single storey rear extension and has a detached gabled roofed garage beyond the extension. No. 9 has a mono pitched garage further forward of the applicant's garage.

No. 15, to the north has a single storey extension to the depth of No. 11's and has extended into the roof.

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

Proposal

Planning permission is sought to add an angled link extension to the garage from the rear addition and to convert the garage into a kitchen/diner adding rooflights and a window in place of the garage door and sliding doors on the garden side.

Relevant Planning History

S/51/02 - Rear Dormer & Part Gable At Side. Granted 20.9.02

S/28/99 – Rear extension. Granted 26.7.99

S/18/93 – Replacement garage. Granted 17.5.93

Consultations

South Downs National Park: No objection
Sompting Parish Council: No objection
Environmental Health: 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

The extension is a maximum 3.35 metres in width and sits 3 metres off the boundary with No. 15. It does not extend into the driveway. It is flat roofed and 2.9 metres in height, less tall than the garage and rear addition.

Rooflights proposed on the southern roofslope have been relocated to the northern slope to face into the applicant's own garden to avoid noise/odour escape onto 9's garden.

The revised proposal will not be harmful to neighbour amenity.

Character

The garage is set well back from the street and the only change visible from the street will be the new window in place of the garage door. This will not be harmful to local character.

Highways

2 cars and a van were parked on the forecourt at the time of my visit. The loss of the garage will not lead to on street parking for 3 cars exists

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. No new windows
4. No extraction equipment or pipework will extend out of the southern wall

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: 14.8.20

Authorised and signed by: Peter Barnett Date: 14 August 2020