Expiry Date – 28/11

Development Control – Delegated Officer Report

Application Number: AWDM/1519/19 Recommendation – Grant

Site: 26 Howard Road, Sompting

Proposal: Single storey rear extension with raised steps, terrace and glass balustrade

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 8/11

Site and Surroundings

This application relates to a semi detached bungalow on the south side of Howard Road. The property has a shared drive on its west side. Land slopes down from the road into the back garden.

The property is unextended except for a raised rear platform/patio off the rear living room, which is to be demolished as part of this proposal.

No. 24 to the east, has a flat roofed rear extension and rear dormer with raised ridge height. No. 28, the other side of the driveway has an enclosed raised rear terrace.

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

Proposal

Permission is sought to add a 3.5 metre deep flat roofed rear extension to eaves height which in this case is 3.93 metres high due to the sloping ground level. Beyond this is a 1 metre deep staircase and platform with glazed balustrade. Enclosed storage is proposed underneath the extension.

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.

Character

There are many examples of similar extensions on this side of the road. It will not be out of character.

Neighbour amenity

The extension itself is not deeper than the extension at No. 24. No. 24's extension does include a side window. This window will lose light but is a secondary window.

The platform and staircase beyond is a further 1 metre deep but it is set off the shared boundary by 750mm. It is not considered that it will result in significantly greater overlooking than occurs from the existing terrace.

No. 28 to the west and the other side of the shared drive has enclosed their terrace with fencing. No worse overlooking will occur.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to Match

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: 12.11.19
Authorised and signed by:	Peter Barnett	Date: 12 November 2019