Development Management – Delegated Officer Report

Application Number: AWDM/0646/24 Recommendation: APPROVE

Site: 32 Mountview Road, Sompting, West Sussex

Proposal: Proposed single storey flat roof extension to rear.

Date of Site Visit: 1st July 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a semi detached bungalow within a street of similar properties in north Sompting. There is an existing flat roof single storey rear extension adjacent to the boundary with the attached bungalow. Consent is sought to infill the section adjacent to the existing projection with a single storey extension the same depth (3.7m) and height with render to match existing. This will provide an open plan kitchen/diner.

Representations: - none received.

Sompting Parish Council: - Support given for the proposal.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2023)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The extension is in keeping with the scale and design of the existing dwelling, it is subservient and will be rendered to match the existing.

Residential amenity

The main properties to be affected are those either side of the site. The attached dwelling has an existing extension which is in line with the current projection at the application site. This is to remain so the relationship here will remain unchanged.

To the north is the neighbouring dwelling, there is a shed within the application site which will be removed. There is spacing between the proposed extension and the neighbouring dwelling and the extension is also slightly set in from the side of the original building. The application site is also a slightly lower ground level as levels increase here from south to north. The proposed extension will not be harmful to the amenities of the adjacent occupiers in terms of loss of light, privacy or outlook.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the north elevation of the extension.

Is recommendation contrary to letter(s) of representation N

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.

Case Officer: Hannah Barker Date: 2nd July 2024

Authorised by: Peter Barnett Date: 2 July 2024