Development Management – Delegated Officer Report

Application Number: AWDM/0426/24 Recommendation: APPROVE

Site: 11 Arnside Close, Sompting, West Sussex

Proposal: Pitched roof side extension with new dormers to front and rear, front and rear single storey extension with flat roof.

Date of Site Visit: 1st July 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is located within the built up area of Sompting. A gabled roof, semi detached bungalow within a cul-de-sac of similar dwelling houses. Many of the bungalows within the close have loft conversions with flat roof dormer windows added.

ADC/0232/09 was refused in August 2009 for a large two storey extension to the side and rear. A front porch and dummy pitch to rear extension were also proposed.

Following this ADC/0371/09 was submitted and approved, a reduced scheme for a side extension, dormers, single storey rear extension and porch. Subsequently a further application was submitted adding two front dormers that was approved under ADC/0463/09. These applications have all since expired.

The current application seeks consent for a two storey side extension, front porch and rear flat roof extension the full width of the bungalow with the new section and to the rear of the original slightly set in from the boundary with the attached dwelling. The extension is proposed at 4 metres in depth, dormer are also proposed to the front and rear.

The change from the previous consents is that the single storey extension is to infill the section adjacent to the attached bungalow. This was not a part of the original consents. The side extension does not include the integral garage as previously permitted; a home office is proposed with window to the front.

Representations: - None received.

Sompting Parish Council: - No objection to this application.

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.

Consideration must be given to the proposals which were granted consent prior to this application being submitted. Despite the approvals having expired these remain a material consideration in the determination of this application. The only change in this case is the single storey infill section adjacent to the boundary.

Visual amenity

As previously considered the side extension will be visible within the street scene, the eaves and ridge line up and materials will match existing. As previously considered when viewed from the street the proposal will be in keeping in design and scale with the existing bungalow. The porch will provide a feature to the front elevation which is modest in scale and appropriate in design.

The single storey rear extension which now extends the full width along the rear of the bungalow is in keeping in scale and will be subservient to the main dwelling. It is limited to 4 metres in depth which is not overly large. The elements of the proposal link together to form an appropriate development which does not overly dominate the original bungalow and is in keeping with the street scene.

Residential amenity

The single storey rear extension is shown to be set in slightly from the boundary with the attached bungalow. There is a conservatory at the adjacent dwelling abutting the boundary. This has obscurely glazed side windows and the main outlook and light to this extension is to the rear. At 4 metres in depth this extension will be acceptable in this case. Development Management Standard No. 2 states that the depth should be limited to 3.5 metres adjacent to the boundary however due to the conservatory adjacent the depth of 4 metres can therefore be supported here. There will be no loss of light or overbearing impact as a result of the extension.

The impact upon the dwelling to the west is unchanged from that of the previous consent. It was considered that the impact on any adjacent windows would not be such to warrant a refusal, this remains the case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No windows on the east or west side of the building.

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