Development Management - Delegated Officer Report

Application Number: AWDM/0774/19 Recommendation – APPROVE

Site: 21 Howard Road, Sompting, Lancing

Proposal: Remove existing lean to/sunroom and replace with single storey rear extension home office in rear garden to replace garage.

Date of site visit: 17th June 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached bungalow on the north side of Howard Road, north Sompting. As existing there is a conservatory to the rear of the dwelling and a detached garage to the western side of the site, set back to the rear of the bungalow.

Consent is sought to remove the garage and rear conservatory. A single storey flat roof extension is proposed 3.9 metres adjacent to the boundary, reducing to 1.8 metres on the other side of the rear elevation. It is proposed that the garage is to be replaced by a studio building/home office with a pitched roof slightly higher than existing with the existing footprint. A window is proposed to the front and rear of the home office with patio doors to the side onto the rear garden.

Representations

None received

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 (February 2019)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The extension is to the rear of the property, it is not visible within the street scene. It is considered to be in keeping in scale with the existing building and is not out of keeping in design. The proposed home office is not overly large being slighter higher than the existing garage. It is set back to the side of the property; however it is visible within the street scene, although not prominent. The rear extension and home office building will be rendered to match the existing bungalow.

Residential amenity

The main properties to be affected are those either side of the site. No. 19 attached to the dwelling, has a single storey flat roof extension with balcony/terrace above. This extension is 3.9 metres in depth and the proposed extension will match the depth of this adjacent to the boundary. It will therefore not result in any loss of light or cause any overbearing impact in this case.

To the west is no. 23 Howard Road and there is spacing between the boundary and no. 23 with a close boarded wooden fence on the boundary adjacent to the existing garage. Although the proposed home office building will be visible from the adjacent property above the boundary fence (as existing and as a result of the height increase) it is not considered that there will be any impact with regards to loss of light, privacy or overbearing impact.

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 east or west elevation of the extension or the west elevation of the home office.
5. Ancillary use of studio

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: 17th June 2019

Authorised by: Peter Barnett Date: 18 June 2019