Expiry Date – 10/8

Development Control – Delegated Officer Report

Application Number: AWDM/0923/16 Recommendation – Approve

Site: **35 Boundstone Lane, Sompting**

Proposal: **Single-storey rear extension to be added to existing rear extension on west elevation resulting in an overall depth of 6m from rear wall of the original dwelling (amendment to AWDM/0262/16).in**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 3.3.16

Site and Surroundings

This application relates to a semi detached inter war house on the west side of Boundstone Lane. The property has been extended to the side (garage) and rear at single storey level in brick with a conservatory beyond this and also at roof level.

Proposal

The conservatory close to the southern boundary with No. 33 is to be removed. A replacement extension, across the full width of the rear elevation to a depth of 2.7 metres is proposed. This extension results in a cumulative increase of 6 metres of single storey rear extensions.

It is 2.4 metres high to eaves and 3.7 metres high to ridge and the new roof extends over the existing rear extension.

This application follows an approval earlier this year for a similar extension. This revised proposal has a different roof only. It is now fully pitched and not mock pitched as before. The overall ridge height increase is 550mm.

Relevant Planning History

AWDM/0923/16 - Single-storey rear extension to be added to existing rear extension on west elevation resulting in an overall depth of 6m from rear wall of the original dwelling. Granted 24.3.16

S/11/99 – Rear conservatory. Granted 16.3.99

S/11/95 – Single storey side extension, including garage. Granted 26.5.05

S61/90/FP – Rooms in roof with gable end and dormer window to rear. Granted 3.12.90

Consultations

Sompting Parish Council – supports the application.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2012
Saved Local Plan policies AG1 and AH7 of the Adur Local Plan

Planning Assessment

Principle

The principle of development can be supported as it upgrades an existing dwelling in an established residential area. As this extension is at the rear the only real issue for consideration is the impact on either neighbour. This application follows approval for a similar extension earlier this year. Only the design of the roof has changed.

Neighbour amenity

This latest proposal with a revised ridge height has a shallower pitch and height closest to the boundaries than the previously approved mock pitched roof.

No. 33, to the south, has a single storey rear extension and conservatory to the same depth as the existing conservatory on site abutting the shared boundary. Away from the shared boundary they have a 2 storey rear extension. The rear extension itself has already been approved and it is really only a change to the roof that is for consideration. The new roof will not have a significant impact on occupiers at No.33.

No. 37, to the north is separated from the site by its own driveway width and has a garage on the shared boundary behind their home. The house has been extended with a modest single storey flat roofed rear addition. Again the extension itself including the change to the roof proposed will have little impact on occupiers at 37.

Recommendation APPROVE subject to the following conditions:

1. 3 years
2. Approved Plans
3. Materials to Match
4. No new windows – north side

Informatives

1. 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? N

Case Officer signed: MOK Date: 4.8.16

Authorised and signed by: PD Date: 4.8.16