Development Management – Delegated Officer Report

Application Number: AWDM/1389/24 Recommendation: APPROVE

Site: 49 Valley Road, Sompting, West Sussex

Proposal: Front porch, single storey rear extension, new garage to rear of property.

Date of Site Visit: 17th December 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, many of which have been extended and altered over time. A rear conservatory has recently been removed and a single storey flat roof rear extension is proposed with a flat roof, glazed front porch and a detached garage to the rear/side of the bungalow.

Relevant Planning History

None

Consultations

West Sussex County Council: - There are no proposed changes to the existing access arrangements. The proposed development is not anticipated to give rise to a material intensification of use of the existing access point. From inspection of the plans, the proposed garage is suitably sized and is an appropriate replacement for the existing garage.

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 115), and that there are no transport grounds to resist the proposal.

Sompting Parish Council: - No comment

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 (December 2024)
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 front porch will be visible within the street scene. It is modest, being flat roofed, limited in footprint and glazed; however it does project beyond the front elevation of the bungalow. However it is noted that there are other similar additions within the vicinity of the site. The adjacent bungalow has a similar porch, this is not a visually harmful addition and will not impact detrimentally upon the character and appearance of the bungalow or surrounding location.

The garage will be set back to the side of the bungalow and will not be a dominant feature within the street scene. It is subservient and similar garage buildings are common features within the street scene. The garage will be built in materials to match existing. Its use is conditioned to protect the character of the locality.

Residential amenity

The main properties to be affected are those either side of the site. There are fields to the rear and the bungalows on the opposite side of the road will not be detrimentally affected.

There is a flat roof extension on the attached bungalow, the proposed extension will not project as far as this and is slightly set in. To the west there is a shared access between the bungalows giving separation between the buildings. There are some side windows on both bungalows facing each other which will not be affected by either the proposed extension or garage as these are set further back into the site. The garage is alongside some outbuildings at the adjacent dwelling. There will be no loss of light, privacy or overbearing impact in this case. The condition referred to above will also ensure there will be no use of the garage building which will be unneighbourly.

The front porch is set in from the adjacent boundaries and limited in scale; it will not cause any impact upon residential amenity in this case and can be supported.

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 elevations of the extension.
5. Garage, ancillary use only.

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 December 2024

Authorised by: Peter Barnett Date: 17 December 2024