Expiry Date – 6/2 ppa sought to 13/3

Development Control – Delegated Officer Report

Application Number: AWDM/1914/17 Recommendation – Grant

Site: **36 Howard Road, Sompting**

Proposal: **Single storey rear extension to south elevation raised above ground with support and void below.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 9/3

Site and Surroundings

This application relates to a semi detached bungalow on the south side of Howard Road. The property has been extended at roof level and has a kitchen extension at the rear with decked area beyond.

Land slopes down from the road into the site and the property has a driveway on its west side with a garage in the rear garden.

The property is not in a conservation area and is not listed.

Proposal

Planning permission is sought to widen the rear extension to make it full width. The extension adjoins the driveway and is 3 metres deep, 3.2 metres wide and 4.6 metres high, including for a 1.6 metre high void underneath

Relevant Planning History

AWDM/1229/15 – Hip to gable roof extension and rear dormer (front dormer approved under AWDM/0967/15. Granted 23.9.15

AWDM/0967/15 – Front dormer. Granted 7.8.15

S/33/00/TP/18535 - Rooms In Roof (With Side Gable & Front & Rear Dormers); Front Porch &Rear Extension. Granted 19.6.00

Consultations

Sompting Parish Council: *The Council objects as it considers the proposed development to be un-neighbourly in the impact it would have on adjoining properties - it feels it would be obtrusive.*

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2012
Adur Local Plan 2017 Policies 1, 2 and 15 including Development Management Standard No. 2 'Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposal on the character and appearance of the area and the impact of the development on neighbour amenity.

The extension will be little glimpsed from the road and as a consequence will have no impact on the character of the area.

The extension is entirely inside the flank wall of an existing rear extension on the boundary with No. 34. No. 34 will not see the extension.

No. 38 is the opposite side of the driveway. It has not been extended at the rear and its rear wall is 1 metre less deep into the garden than at the application site. Nonetheless it is not considered that an extension of the scale proposed will have an unneighbourly impact on No. 38.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to Match
4. No side window

Informative

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? Yes

Case Officer signed:	MOK	Date: 9/3/18
Authorised and signed by:	Peter Barnett	Date: 12 March 2018