Development Control – Delegated Officer Report

Application Number: AWDM/0984/14 Recommendation – APPROVE

Site: 35 Valley Road, Sompting

Proposal: Single-storey rear extension with steps into garden.

Date of site visit: 04.09.2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is located on the southerly side of Valley Road and comprises a semi-detached bungalow property. The road predominantly comprises pairs of semi-detached bungalows many of which have extended with front and rear dormer extensions and single storey rear extensions. The application site is located on a slope with the rear garden land falling away to the south.

The proposal seeks planning permission for a single storey extension to the rear of the bungalow. The proposed extension would measure 4 metres in depth by 6.6 metres in length and 3.5 metres in height from the lowest ground level. The proposed extension would incorporate pebble dash rendered walls and white uPVC windows and doors to match the existing dwelling.

Planning permission was previously granted under application ADC/0086/11 for the same single storey extension submitted on this application. However, the previous planning permission has now expired and building works for the single storey rear extension have not commenced on site. The Applicant has therefore re-applied for planning permission for the single storey extension.

Consultations: Sompting Parish Council have supported this application.

Representations: None received**.**

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’ National Planning Policy Framework (CLG 2012).

Planning Assessment

Principle

There is no objection to the principle to the proposed development which involves an extension to an existing dwelling house.

Visual amenity

The proposed single storey extension would be located to the rear of the property and would incorporate materials to match the existing dwelling. Whilst the addition would be located to the rear of the property and therefore not particularly visible from Valley Road, the side perspective of the extension would be partly visible from the gap between the application property and the easterly neighbouring property. Within the street scene however a number of the original bungalows have extended with rear and front dormer extensions and single storey rear extensions of similar proportion to that proposed, these are also visible from the side perspective of the road. It is therefore considered that the proposed extension would not cause any harmful impact to the visual amenities of the area.

It is also noted that the same scheme for the single storey rear extension has previously been permitted by the Council in 2011 and there have been no changes to the Council's local planning policies within this period. The site and its immediate surroundings have remained mostly unaltered since the approval of the previous planning application and it is therefore considered that the proposed extension is still considered acceptable in planning terms.

Residential amenity

The topography levels of the plots located on the southerly side of Valley Road fall away to the south, leaving the bungalows at an elevated position in comparison to their rear gardens. The 2 metre high fence along the easterly boundary of the site would not therefore screen the proposed easterly window within the extension and this would look directly into the easterly neighbouring occupier's lower rear garden. The easterly window would therefore be required to be obscure glazed and non opening as per the condition attached to the previous approval ADC/0086/11for the single storey extension.

To the west the proposed extension would sit adjacent to a neighbouring single storey extension of similar height and depth. It is therefore considered that the proposed extension would cause no adverse impact to the amenity of the westerly neighbouring occupier(s).

Recommendation

APPROVE

Subject to Conditions:-

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

   Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

2. The development hereby permitted shall be carried out in accordance with the following approved plans:-

   Title: Location Plan, Received on 4th August 2014.
   Title: Block Plan, Received on 4th August 2014.
   Title: Existing Floor Plan, Received on 4th August 2014.
   Title: Existing Elevations, Received on 4th August 2014.
   Title: Proposed Floor Plan, Received on 4th August 2014.
   Title: Proposed Elevations, Received on 4th August 2014.

   Reason: *For the avoidance of doubt and in the interests of proper planning.*

3. The materials and finishes of the external walls and roofs of the extension hereby permitted shall, prior to commencement of use of the extension, be completed to match in colour and texture those of the existing building.

   Reason: *In the interests of visual amenity and to comply with saved policy AH7 of the Adur Local Plan 1996.*

4. Obscure glazing & non opening – Easterly window

5. No windows – Easterly Elevation

Informative

1. Proactive Statement – No Amendments

Is recommendation contrary to letter(s) of representation? N

Case Officer: Rebecca Tier Date: 15th September 2014

Authorised by: Jo Morin Date: 15.09.2014