Development Management – Delegated Officer Report

Application Number: AWDM/0701/23 Recommendation: APPROVE

Site: 45 Herbert Road, Sompting, West Sussex

Proposal: Proposed rear extension with lower ground floor accommodation. Alterations to existing rear dormer window and new front roof light. Application to Vary Condition 2 (approved plans) and Condition 4 (removal of door in rear dormer) of previously approved AWDM/0765/19.

Date of Site Visit: Visited when considering AWDM/0765/19

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is the west side of Herbert Road, in north Sompting. A semi detached bungalow which has been extended with a loft conversion with front and rear dormers and a rear flat roof extension. The bungalows within the street and the surrounding area have been altered and extended with similar additions. The ground levels increase from north to south with levels also dropping directly to the rear of the bungalow.

Consent to extend the rear of the bungalow to include lower ground floor accommodation was refused under AWDM/0765/19 but was subsequently allowed on appeal. The extension as approved was the full width of the property incorporating the existing rear extension. The extension as approved was of flat roof design with roof lights, render and cladding was to be used for the finish. Also approved were changes to the roof with the glazing in the rear dormer being extended and an additional roof light in the front roof slope.

The current application seeks some changes to the approval. The front elevation has some slight changes to the style of the roof lights, the front hip is not altered so is lower than that approved and the steps to the side of the property are shown slightly higher. The porch remains as existing and the changes on the plans are representing existing only.

Changes to the rear are also similar to existing with the glazing height increased on the lower ground floor and ground floor. The glazing to the rear dormer is also increased with windows fitted instead of doors. Therefore the condition relating to the details of the doors can be removed.

The south side elevation shows two side windows removed and the front hip lowered, the changes to the steps already mentioned and the front porch is shown. This is existing and not to be altered, it was not shown correctly on the original plans.

There is no change to the north side other than the correctly drawn porch.

Sompting Parish Council: - No objection

South Downs National Park Authority: - 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 (July 2021)
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 and Residential amenity

The changes as set out above will not result in any adverse impact in terms of the overall impact of the development upon the character and appearance of the street scene or existing dwelling, compared with the already approved scheme. The changes are minor details which do not impact significantly upon the overall appearance of the development.

There will be no increased overlooking, loss of light or overbearing impact as a result of the proposed changes. The works can therefore be supported in the light of the appeal decision.

Condition 4 relating to the details of the door is removed from this consent as it is no longer relevant. All the other conditions are copied over in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. The roof area of the rear extension shall not be used as a balcony, roof garden or similar amenity area.
5. The extension hereby permitted shall not be occupied until the windows in the southern elevation at ground floor level and the en suite at first floor level have been fitted with obscured glazing, and no part of those windows that is less than 1.7 metres above the floor of the room in which it is installed shall be capable of being opened. The obscured glazing shall be retained thereafter.
6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows other than those expressly authorised by this permission shall be constructed on the south elevation.

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: 18th July 2023

Authorised by: Peter Barnett Date: 18 July 2023