Development Management - Delegated Officer Report

Application Number: AWDM/0600/22 Recommendation – APPROVE

Site: 15 St Lukes Close, Sompting, West Sussex

Proposal: Proposed side and front extensions.

Date of site visit: 16th May 2022

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a link detached bungalow within a cul de sac in Sompting. There is a recessed, attached garage to the side of the property which adjoins the garage of the neighbouring bungalow which matches in design. Consent is sought to convert the existing garage and to build a single storey infill extension to the front of the garage to provide an entrance hall with a dummy pitch roof. Also proposed is a half hipped roof extension to the other side of the bungalow 2.6 metres wide the full depth of the bungalow to provide a bedroom, shower room and enlarged kitchen, dining space to the rear.

Consultations

West Sussex County Council: The Highways Authority: - No objection to the proposed works. The loss of the garage doesn't result in any loss of parking provision, however cycle storage should be provided.

Representations

None received

Sompting Parish Council: - No objections

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 amenity

The front and side extensions are considered to be subservient to the main dwelling and are set back from the front elevation. They will be completed with materials to match existing. They will not have any adverse impact upon the character and appearance of the existing bungalow. A matching front entrance extension is proposed at the adjacent bungalow no. 14. It will cause no harm if this development is completed independently of the neighbouring extension.

Residential amenity

The front extension will be adjacent to the boundary of no. 14 where a matching extension is proposed. There are no windows to be affected by the proposed development so there will be no harm if this extension is completed in isolation. The side extension is adjacent to the boundary with a neighbouring bungalow and is adjacent to the neighbouring rear garden. Due to its single storey level and proximity to the bungalow it is not considered that there will be any loss of light or overbearing impact as a result. There is a shower room window on the boundary and a condition is attached to ensure that no additional openings are inserted on the side elevation.

Other Matters

Due to the loss of the garage there will be a loss of cycle parking provision. It is noted that there is ample space in the rear garden for out buildings, shed etc to provide such storage and the entrance hall could also be used if desired. It is therefore not considered necessary to attach the condition requiring details to be submitted in relation to proposed cycle storage.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. No windows on side elevations of the extensions, shower room obscurely glazed.

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: 23rd May 2022

Authorised by: Peter Barnett Date: 23 May 2022