Development Management - Delegated Officer Report

Application Number: **AWDM/1774/15** **Recommendation –** Approve

Site: 40 Herbert Road, Sompting

Proposal: Single storey side extension to north elevation.

Date of site visit: 18 January 2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a semi-detached bungalow located on the east side of Herbert Road. The ground level slopes down from north to south and the bungalow has a raised floor level, set approximately 0.8 metres above ground level at its frontage. The bungalow has a modest lean-to structure to the north side that sits below the eaves height of the existing bungalow.

Permission is sought for a side extension to the north elevation to replace the existing lean-to. The extension would measure 1.6 metres in width and 2.95 metres in length, set 0.25 metres back from the main front wall of the bungalow. The extension would have a hipped roof which would measure 4.6 metres in height and with eaves level to match the recipient building.

Relevant site history
AWDM/1775/15 Householder application for permitted development for prior approval for single storey extension to rear of property measuring 6m from rear wall of the original house, maximum height 3m and height of eaves of the extension 2.9m. Prior approval not required. 25.1.2016

Consultations
None

Representations
Sompting Parish Council – supports the application.

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

Residential amenity
The proposed extension would replace the existing lean-to structure and although it would be slightly larger than the existing structure, notably in terms

of its height, it would be sufficiently spaced from neighbouring dwellings and of a modest scale relative to the recipient building not to pose any significant threat to residential amenity.

Visual amenity
The adjoining bungalow on the south side has been extended to the side with no setback from the main front wall. The proposed extension at No.40 would be set back from the front wall by 0.25 metres approximately and given the presence of the extension at the adjoining bungalow, it would not cause any significant harm to visual amenity.

Recommendation

Approve
Subject to Conditions:-

1. Standard time limit 3 years
2. White painted render and matching roof tiles.
3. No side windows
4. Permission relates to approved plans:
   Drawing number 01 entitled 'Plans & Elevations As Existing' deposited 9 December 2015
   Drawing number 02 Revision B entitled 'Plans & Elevations As Proposed' deposited 19 January 2016
   Drawing number 05 entitled 'Block & Location Plan' deposited 9 December 2015

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 letter(s) of representation? N

Case Officer: Rebekah Smith Date: 1 February 2016

Authorised by: Peter Barnett Date: 2 February 2016