Development Control – Delegated Officer Report

Application Number: AWDM/0754/18 Recommendation – APPROVE

Site: 9 Beeding Close, Sompting, BN15 0HT

Proposal: Single storey rear extension

Date of site visit: 01.06.2018

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal:

The application site is a semi-detached bungalow on the south side of Beeding Close, a cul-de-sac, in Sompting. The property sits on a small site, with a small rear garden, (approx. 8m in length), and the side garage for the bungalow abuts the side boundary with no. 11. The bungalow has a flat roof rear dormer.

The street scene comprises semi-detached bungalows, many with front and rear dormers.

The application seeks permission for a single storey flat roof, rear extension, and measuring approx. 3.4m x 3.7m x 3 m high. It will be positioned between the existing central extension and the east boundary, and below the rear dormer.

Relevant Planning History:

S/56/98/TP Room in roof (with rear dormer) **Approved Conditionally 17.11.1998**

Representations: Sompting Parish Council:
"Customer made comments in support of the planning application."

Relevant Planning Policies
Adur Local Plan 2017: Policy 15
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

Development is acceptable in principle subject to the effect on the residential and visual amenities of the area.

Visual Amenity

The proposed extension will be sited to the rear of the property and be positioned close to the neighbouring property's extension, and be of a similar height and length to that extension.

The proposed extension will not be viewed from outside the site, and thereby will not result in an unacceptable intrusion onto the street scene.

The garden is rather shallow, and the extension is protruding into this limited space, but it is to one side and in any case will not protrude further than the existing garage, thereby the outcome of the extension will not be unreasonable.

Residential Amenity

The extension will be close to the boundary of no. 7 Beeding Close, but it will not protrude further out than the neighbouring property and therefore will not overlook that property.

The property to the rear is some 18m distant and thereby will not be affected by the small extension.

The existing garage to the west of the proposed extension, will screen the extension from view for no. 11, and thereby will not compromise that property.

Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. Standard time limit
3. Materials

Informative

1. Approved without revisions

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

Case Officer: Eve Hearsey Date: 27.06.2018

Authorised by: Peter Barnett Date: 28 June 2018