Development Management - Delegated Officer Report

Application Number: AWDM/1310/20 Recommendation – APPROVE

Site: 69 Howard Road, Sompting, Lancing

Proposal: Single storey rear extension to north elevation with roof lanterns

Date of site visit: no site visit use of photos and Google Maps

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached bungalow with rooms in the roof within an area of similar style dwellings.

There is an existing single storey rear extension at the bungalow. Consent is sought to add to this existing extension bringing it closer to the boundary with the attached bungalow, infilling this section and extending to a maximum of 5.6 metres. Roof lanterns are proposed in the flat roof.

Amended plans have been received to correct errors in terms of the depth of the extension which was originally shown inconsistently. The revised plans show the depth of projection to be 5.6 metres adjacent to the boundary with the attached dwelling (including the existing extension).

Consultations

South Downs National Park Authority: - No comment

Sompting Parish Council: - No objection

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 (February 2019)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The extension is at the rear of the bungalow. It is not visible within the street scene, it is modest in scale and not out of keeping in terms of character or scale. Materials will match existing.

Residential amenity

The main properties to be affected are those either side of the site. The attached bungalow has an existing flat roof extension to the rear. The projection adjacent to this boundary is 5.6 metres in total, Development Management Standards state that this depth should be limited to 3.5 metres. However, due to the existing adjacent extension, there is scope to extend beyond this without adversely impacting upon the adjacent neighbour. The submitted plans show that the extension will project beyond the rear of the neighbouring extension by 1.6 metres. Therefore it is not considered that there will be any significant loss of light or overbearing impact in this case.

To the west the other neighbouring bungalow is distanced from the proposed extension by a driveway and the garage at no. 69 will screen the extension from the neighbouring dwelling. There will therefore be no adverse impact in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the east of west 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: 9th November 2020

Authorised by: Peter Barnett Date: 9 November 2020