expiry 11/10/07

Development Control – Delegated Officer Report

Application Number: ADC/0506/07 **Recommendation – Permit Application**

Site: **16 Thirlmere Crescent Sompting Lancing West Sussex**

Proposal: **Proposed single storey extensions to side and rear elevations to form new garage and living room extension. And two proposed pitched roof dormer windows to front elevation**

The Application

The current application is the resubmission of a similar application that was withdrawn in December 2006, ADC/0414/06. This application was for a large flat roof rear dormer, 6.8 metres wide, 2.2 metres high. Also proposed were two pitched roof front dormers, 1.8 metres in width with a maximum height of 1.9 metres. A flat roof side garage extension and a single storey flat roof rear extension were also proposed. The maximum width of the proposed garage was 2.6 metres, the rear extension as proposed covered the entire width of the rear of the dwelling at a depth of 4 metres. The application was withdrawn following advice from the case officer that amendments to the proposal would be required to reduce the size of the rear dormer and the rear single storey extension, to allow a positive recommendation to be made.

The current proposal seeks permission for the front dormers and the side garage extension, unchanged from that previously submitted. Permission is also sought for the rear flat roof extension however the depth of this extension has been reduced from 4 metres to 3.8 metres. The rear flat roof dormer does not form part of this proposal as it has already been constructed and has benefited from the property's permitted development rights.

The site is located within the built up area of Sompting, a semi detached bungalow within a street of similar properties many of which have loft conversions with examples of both front and rear dormers. To the east of the site is the rear elevation of the neighbouring detached bungalow, no. 16 Thirlmere Crescent. There is a 1.8 metre fence on the boundary, with a detached single garage adjacent to the boundary of the site. To the west is the attached neighbouring dwelling, no. 20 Thirlmere Crescent.

Consultations and Representations

Third Parties: - One letter of objection has been received from the resident at no. 33 Thirlmere Crescent opposite the application site, objecting on the following grounds: -

- The transformation of the property will result in more people living in the dwelling therefore increasing the traffic, creating more noise, increasing disturbance in this quiet area.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: - Development Control Standard No. 3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development' (ODPM 2004)

Planning Assessment

Policies

Structure Plan policies seek to protect and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan states that extensions and alterations to dwellings should be designed so as not to result in an unacceptable degree of overlooking, loss of natural light or overbearing effect on neighbouring dwellings, and to be of sympathetic design and materials to the original dwelling and the area in general.

Visual Amenity

The proposed front dormers and the side garage extension will be visible within the street scene. It is considered that the dormers will be in keeping in design and scale with the existing building and character of the street scene. There are other examples of front dormers within the vicinity of the site however these are mainly flat roof dormers, examples include; nos. 21, 23,24, 26, 41 and 47 Thirlmere Crescent. Also further to the west of Thirlmere Crescent, still visible from the site is no. 1 Ullswater Road which has similar front pitched roof dormers. It is considered that the proposed dormers will be less obtrusive and more sympathetic than the flat roof dormer developments surrounding the site, there will be no adverse impact in this case.

Residential Amenity

No. 14 Thirlmere Crescent, the detached bungalow to the east and no. 20 Thirlmere Crescent the attached bungalow to the west are the main properties to be affected by the proposals in this case. No. 14 is sited within a corner plot and the rear of the dwelling is adjacent to the side boundary of the site. There

is an existing, flat roof, single garage built up to the boundary with the site which is adjacent to the site of the proposed garage extension. The proposed extension will therefore be screened to some extent by the existing garage, there is also a 1.8 metre close boarded fence on the boundary of site. The boundary line is at an angle and therefore the distance between the proposed garage and the boundary to the front is 2.2 metres reducing to 0.65 metres to the rear. The flat roof rear extension is at a distance of 8 metres from the rear of the neighbouring detached bungalow and is also partially screened by the boundary fence.

No. 20 Thirlmere Crescent attached to the application site has an existing rear conservatory which is built up to the boundary which extends to the rear by 2.8 metres. The proposed extension will extend to the rear by an additional 1 metre, 3.8 metres in total. The existing conservatory is glazed to either side and the rear, it is therefore considered that there would be no significant loss of light or overbearing impact which would warrant a refusal in this case.

With regards to the representations made by the resident of no. 33 Thirlmere Crescent. It is not considered that the increase in living accommodation provided at the site with two bedrooms in the roof space, increased living space at ground floor and a garage would result in such an intensification of residential use of the site which would increase noise, disturbance and traffic levels to the detriment of the amenities of the surrounding area.

Parking

As existing there is at least one off street parking spaces at the site provided on the driveway. The proposed garage extension will provide an additional parking space, therefore there will be an improvement to the current situation. The application therefore complies with policy AT12 of the Adur District Local Plan.

Recommendation

APPROVE for reason that :- 1PPii – A. Local AT12

1. C1Ci
2. C12Ei
3. C14Ai ...17 September 2007...

Case Officer..... Baker .....Date... 20/9/07 CAA

~~Head~~ Manager of Planning Services..... .....Date.... 21/9/07.....

Chair of Planning Committee..... .....Date.. 1-10-07