Expiry
12|10|07

Development Control – Delegated Officer Report

Application Number: ADC/0511/07 **Recommendation – Permit Application**

Site: **34 Cokeham Lane Sompting Lancing West Sussex**

Proposal: **Two storey extension to side forming 2 bedrooms on first floor and kitchen/dining extension on ground floor**

The Application

The application site is a two storey semi detached property located within the built up area of Sompting. The building has a slate roof and is rendered in white. The dwelling is modest in size as the main part of the building is accommodated by the adjacent property no.32 Cokeham Lane. There is an existing single storey pitched roof wrap around addition to the side of the house which is set back from the front of the building. This is the main entrance to the dwellinghouse. The surrounding area comprises of properties of varying style, design and age.

Permission is sought to add a two storey side extension with a rear pitched roof dormer window to provide a bedroom, dressing room with en-suite shower room at first floor level and a larger kitchen dinning room at ground floor.

Consultations and Representations

Sompting Parish Council: - No objection

Third Parties: - No third party representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-216 (WSCC 2005): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' including: - Development Control Standard No. 3 'Extensions and Alterations to Dwellings.'
PPS1 'Delivering Sustainable Development' (ODPM 2005)

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 should be designated so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing

effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

Visual Amenity

The original plans as submitted proposed a shallow pitched gable to the front of the two storey extension with the extension set back from the front of the main house by 0.5 metres. The rear roof slope then drops from ridge level to the eaves of the existing single storey addition, with a large pitched roof dormer window proposed to the rear.

Amended plans have been submitted which remove the front gable, set the front of the extension back by a further, 0.5 metres, 1 metre in total, in turn reducing the ridge height of the extension by 0.2 metres. The rear dormer window has been reduced in size from 3.2 metres wide to 2.9 metres and is set in from the side wall of the extension by 0.5 metres as opposed to the originally submitted 0.2 metres. The dormer has also been reduced in depth from 5.3 metres to 4.6 metres.

These amendments have resulted in an improvement to the overall design and scale of the proposed extensions, reducing the bulk of the proposed development. It is considered that the proposed extensions as amended will respect the character and appearance of the existing building and the surrounding built environment.

Residential Amenity

It is considered that the adjacent bungalow no. 36 Cokeham Lane is the property most affected by the development in this case. The proposed extension will bring the application property closer to no. 36, however there will still remain a distance of 7.5 metres between the two properties. In addition to this distance there is also a 1.8 metre boundary wall between the properties which acts as a screen.

The proposed rear dormer will over look the rear garden on no. 32 however it its not considered that this impact is such to warrant a refusal in this case. There will be no significant over looking or loss of light to any adjacent residential properties.

Recommendation

APPROVE for reason that :-

1. C1Ci
2. C12Ei

Case Officer....CBaker.....Date....10\10\07....

CBladett