Expires 20/12/06

Development Control – Delegated Officer Report

Application Number: ADC/0397/06 **Recommendation - Application Refused**

Site: **124 Cokeham Lane Sompting Lancing West Sussex**

Proposal: **Single-storey gabled front extension**

The Application

The property consists of a detached bungalow with bricked elevations and a tiled gabled roof. The property is located on the western side of Cokeham Lane and parking is provided to the front and east of the dwelling over a paved area.

The application proposes to construct a gabled front extension protruding approximately 3m out from the front building line on the southern side of the front extension. Windows will be located in the front (east) elevation of the extension and also in the northern elevation. The extension is to be finished in materials to match the existing dwelling.

The proposed extension will provide an additional bedroom area.

Consultations and Representations

Third Parties
No third party letters have been received.

Contributors
The Sompting Parish Council has objected to the proposal stating that the proposal is out of keeping with the street scene and raise a concern that the building line of the extension would be in front of the existing building line.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
West Sussex Structure Plan: DEV1

Planning Assessment

The key planning considerations of this application are the impact of the proposed front extension on adjoining residential amenity and the impact on the character of the area and the street scene.

The proposed extension will have a minimal impact on adjoining residential amenity. The adjoining neighbour to the south no. 2 Carnforth Road is south

facing and is located approximately 8m away from the proposed extension at no. 124 Cokeham Lane. The adjoining neighbours to the north no. 122 Cokeham Lane are also located approximately 8m away from the proposed extension. The distances from the proposed extension to adjoining neighbours is sufficient to negate any overlooking issues from the north facing side window of the front extension and to negate any impact on adjoining privacy, daylight or outlook.

The appearance of the proposed front extension, however, is considered to be inconsistent with Council's Development Control Standard No. 3 – Extensions and Alterations to Dwellings. These standards require that the proposed extension should be 'in-keeping with the appearance, scale, design and character of both the street scene and the dwelling'. The proposed front extension at no 124 Cokeham Lane is considered to protrude a significant distance from the front building line of the bungalow forming an obtrusive feature within the street scene.

It is noted that there are no other significant front extensions along this section of Cokeham Lane. No. 1 Bowness Avenue, to the north, does protrude approximately 2m past the adjoining bungalow at no. 120 Cokeham Lane, however, this semi-detached building faces towards Bowness Avenue on a corner plot, which reduces the impact on the character of Cokeham Lane. Additionally Cokeham Lane does ~~slant~~ bend slightly to the east heading northwards, which retains the front garden even with the slight protrusion of the dwelling at no. 1 Bowness Avenue.

It is considered that the proposed front extension, due to the significant distance it protrudes from the building line, is not in keeping with the character of the bungalow or the street scene and for this reason the application should be refused.

Recommendation

REFUSE on ground that :-

1. B5AR

Case officer:... [redacted] .....

Date:...12/12/05.....

[redacted] 12/12