Adur District Council

Planning, Regeneration and Wellbeing

Mr A Rogers
40 Dawn Crescent
Upper Beeding
BN44 3WH

Our Ref: ADC/0361/10
Your Ref: Date: 7 October 2010

Dear Mr Rogers

45 Valley Road, Sompting

Rear extension – ADC/0361/10

I write with reference to your recent planning application for the above.

I have visited the site and have looked at the application files for the extensions on the dwellings to either side of No.45. No. 43 has a 3.6m deep extension while No.47 has a 4.5m deep extension. There has clearly been some flexibility towards the Council's DC Standard of 3.5m maximum depth for extensions within 1m of the boundary in the past but I consider that the 6m depth proposed at No.45 is excessive.

I would therefore advise you to reduce the depth of the extension to 4.5m. In reaching this decision I have taken account of the neighbouring extensions and consider that an extension of this depth, while contrary to the Council's Standard, would be more in keeping with other extensions in the area and would not have an adverse impact on the neighbours or the character of the property.

I am also concerned at the width of the extension and the visibility of the flat roof from the street. I would prefer to see the width reduced to the limit of the existing side wall of the bungalow. However, a compromise would be to step it back to be in line with the proposed porch, the roof of which will help to screen the extension behind to some extent. The addition of a dummy pitch to the front of the extension would also help to improve its appearance from the street.

Finally, the drawings do not show any steps leading from the rear doors of the extension and I shall be grateful if you would include these. Similarly, no door is shown on the front elevation of the extension.

Would you please submit amended plans to address these points as soon as possible.

Please contact me if you would like to discuss the matter further.

Yours sincerely

Peter Barnett
Principal Planning Officer
Tel: 01273 263233
e-mail: peter.barnett@adur.gov.uk