expired

Development Control – Delegated Officer Report

Application Number: ADC/0061/09 **Recommendation – Permit Application**

Site: **Westcroft West Street Sompting Lancing**

Proposal: **Single storey games room extension between house and garage plus new access gates**

The Application

Westcroft is a large two storey detached property located outside the Planning Boundary and within the Sompting Conservation Area and the Strategic Gap between Sompting and Worthing. The application as originally submitted was to demolish an existing flat roofed double garage at the side of the property and to construct a two storey extension with a double garage on the ground floor and a self contained annex comprising a bedroom, lounge, kitchen and bathroom above. A single storey games room (specifically to house a full size snooker table) was shown as being constructed between the existing house and new two storey extension.

Following concerns over the scale and design of the proposal, the application has been amended to remove the two storey extension and to retain the existing garage. The games room extension is still proposed, between the house and garage; however its design has changed to be more sympathetic to the existing house. It is shown set back from the front of the house by 0.5m to be in line with the garage. It will have a dual pitched roof with a central gable feature at the front and a single window to match the features of the main house. It will be 5.8m wide, 7.9m deep and 4.5m high with a render and brickwork finish and tiled roof to match the existing house.

Also proposed are new electronically-operated entrance gates, indicated as being black wrought iron railings 1.8m high, which will slide open behind the existing flint wall on the frontage.

The site is bordered to the east by a row of cottages on lower ground known as Rooksacre Cottages. The nearest one (no.3) has two first floor windows with the lower half of the property set behind a flint wall on the boundary. To the north (rear), on higher ground, lies a further pair of cottages, with the blank side gable of the nearest cottage facing the site.

Consultations and Representations

Consultations/Comments

West Sussex County Council – The Transport Planning Officer requires the gates to be a minimum of 5m back from the carriageway in order for vehicles to leave the highway whilst queuing for the gates. The Conservation Architect considers the amended design to sit comfortably on the side of this non-listed building in the conservation area and has no objections.

Sompting Parish Council – Comments on the amended plans not received. Objected to the original proposal for the two storey annex and garage as being overdevelopment and out of keeping with the area.

ADCAG – Comments on amended plans not received. Objected to the original proposal as it did not sit comfortably with the existing property.

Third Parties

No representations received

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AC1, AC4, AH7, AB4 and Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development (ODPM 2005)
PPG15 'Planning and the Historic Environment'

Planning Assessment

Policies

Policy AC4 of the Local Plan lists 'strategic gaps' of countryside separating built-up areas (including that between Worthing and Sompting in which the site is located) in order to preserve the separate identity and character of the settlements concerned. It states that any development which would undermine this objective or lead to the actual or perceived coalescence of settlements should not be permitted.

Policy AH7 of the Local Plan states that extensions and alterations should be designed 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. Policy AB4 requires a high standard of design and construction materials such as to preserve or enhance the character and appearance of the conservation area.

Policy AC1 of the Adur District Local Plan seeks to protect the countryside from development which does not need a countryside location and states that

permission will not normally be granted for the extension of isolated groups of buildings or the consolidation of linear or sporadic development.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual amenity and impact on conservation area

The revised design and reduced scale of the proposal has resulted in a development which has much less of an impact on the Conservation Area. The infill extension will be a subsidiary addition which will sit comfortably between the house and garage. While in an elevated position above the road level, it will be 12m from the road and will not be unduly prominent in the street scene. Consequently, the character and appearance of the Conservation Area will be preserved.

The proposed gates are of an attractive design, as indicated on the submitted plans, allowing views through to the house beyond. However, their exact design should be reserved for future approval, as should their position adjacent to the highway.

Residential amenity

The nearest property to the east is 11m away, separated from the site by a driveway and the existing garage which is to remain. The proposed extension will be largely screened by the garage and will not result in any loss of amenity to the occupiers of 3 Rooksacre Cottage.

To the north, the nearest cottage is on higher ground, 12.5m away. It has a blank side elevation facing the site and is not affected by the proposal.

Highway Safety

The County Transport Planning Officer has no objection to the proposed gates but does require them to be at least 5m from the carriageway to enable vehicles to wait safely while the gates are opened. The plans indicate that the gates will be only 2.5m from the carriageway and it is recommended that a condition be added requiring details of their exact position to be agreed prior to their erection.

Recommendation

APPROVE for reason that:

1PPi (amended to delete WSSP policies)

Subject to:

1. C1Ci
2. C12Eii plan 11607:5B received
3. C14Ai 2 April 2009 AH7
4. Notwithstanding the details shown on drawing no. 11607:5B date stamped 2 April 2009, no gates shall be erected until details of their final design and position in relation to the highway have been submitted to and approved in writing by the local planning authority. The gates shall thereafter be erected in accordance with the approved details.
   Reason – To preserve the character and appearance of the Conservation Area and in the interests of highway safety having regard to policies AB4 of the Adur District Local Plan

Case Office [redacted] ..... Date 19/5/09

Planning Services Manager... [redacted] Date..19/5/09....

Chair of DC Committee. [redacted] Date..22/05/09