Ex 29/5/09

Development Control – Delegated Officer Report

Application Number: ADC/0125/09 **Recommendation – Permit Application**

Site: **5 Western Road North Sompting Lancing West Sussex**

Proposal: **Ridge-roofed north side extension**

The Application

The site is located within the built up area of Sompting. A gabled roof bungalow on a corner plot fronting onto Northgate Close and Western Road North. Due to the siting of the bungalow and its close proximity to the western boundary there is little private amenity space in relation to the dwelling. The frontage is mainly open facing onto the roads. There is a vehicular access from Western Road North to the north of the bungalow.

Permission is sought for an extension to the north 4 metres in depth and 7 metres wide (the width of the bungalow.) The extension will have a gable roof to match existing with a maximum height of 4.9 metres. It will provide a study, utility room, and enlarged kitchen/diner. Also proposed is close boarded fencing to the north and south of the bungalow. To the south the proposed fencing is parallel to Northgate Close adjacent to the pavement. The main part of the fencing is proposed to be 2 metres in height (9.4 metres in length) reducing to 1.1 metres for the final 3.5 metres to adjoin the eastern boundary, the existing dwarf wall. There is an additional 3.8 metres of fencing also 2 metres in height which runs at a right angle to the front, southern boundary. A 2 metre high fences is also proposed to the northern boundary, reducing to 1.1 metres where the fence meets the pavement.

Consultations and Representation

Third Parties: - 2 letters have been received from occupiers of neighbouring properties making the following objections: -

- The proposed fencing would affect the outlook from property.
- Fencing would be detrimental to the character of the close.
- Properties in the close have low level brick walls.
- Devalue properties.
- Block views.

Sompting Parish Council: - Objection – The proposal is out of character and un neighbourly, the 2 metre high fence was insufficient to prevent overlooking.

Local Development West Sussex County Council: - No objection, the proposal would not affect vehicular parking at the property. The fence would not obstruct vehicular and pedestrian visibility onto Western Road.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: 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 designed so as not to result in an unacceptable degree of overlooking, loss of natural light or overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

Residential Amenity

The proposed extension is not considered to have any significant adverse impact on the residential amenities of the occupiers of the adjacent dwellings. The main properties to be affected are those directly adjacent to the site, no. 7 Western Road North and no. 7 Northgate Close. The proposed extension will bring the bungalow closer to the boundary with no. 7 Western Road North to the north although there will still remain a distance of 7 metres between the extension and the neighbouring property. There are windows proposed on the north elevation of the extension however there is an existing kitchen window which faces north towards a side window at the neighbouring bungalow. It is therefore not considered this would warrant a refusal in this case as there will be no greater overlooking than existing and the proposed boundary fence will also act as a privacy screen between the bungalows.

The proposed extension will increase the depth of the bungalow 4 metres further to the rear than no. 7 Northgate Close. Due to the distance of 3.5 metres between the bungalows it is not considered that this extension will result in any loss of light or overbearing impact on the adjacent dwellings. It is however considered that the 2 metre high fencing adjacent to Northgate Close will affect the outlook to no. 7 Northgate Close and will therefore be detrimental to the residential amenities of the occupiers of this property.

Visual Amenity

The proposed extension is considered to be in keeping in design form and scale with the existing bungalow. It is however considered that the proposed fencing particularly that adjacent to Northgate Close will dominate the street scene and be out of keeping with the character of the locality. Northgate Close and much of the surrounding residential area is characterised by open

plan frontages with low level walls or planting between properties and adjacent to the highway.

Due to the issues with regards to visual amenity and residential amenity in relation to the proposed fencing, amended plans have been received showing the fencing fronting Northgate Close omitted and the fencing between the site and 7 Western Road North as permitted development, being 2 metres in height and reducing to 1 metre adjacent to the highway.

It is therefore considered that the proposal is acceptable as amended.

Recommendation

APPROVE: -1PPi

1. C1Ci
2. C12Ei
3. C14A3 – 8th May 2009 – AH7

Case Officer..... [redacted] .....Date....14/5/09. BJ 14/5

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

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