Application Number: ADC/0026/09 **Recommendation – APPROVE**

Site: **22 Ambleside Road, Sompting BN15 9SE**

Proposal: **Single-storey rear extension**

The Application

The application property is a semi-detached house located on the east side of Ambleside Road, the northern boundary of which runs along the rear of properties in Kendal Road. There is an existing flat-roofed garage and study on the north side of the house which projects 3.3m into the rear garden. A leylandii hedge, approximately 3m high, runs along the northern boundary, beyond the study.

It is proposed to extend the study by 1.6m into the rear garden to form a bathroom. The extension will be flat roofed to match the existing extension (height 2.7m). Part of the north boundary hedge (about 2.7m high) will be removed to accommodate the extension but the hedge is to remain along the rest of the boundary, as will the existing 1.5m high fence on the north side of the hedge (forming the boundary with 4 Kendal Road).

A conservatory is also proposed but this is to be constructed as 'permitted development'.

Consultations and Representations

Sompting Parish Council: Objects on grounds that, treated as an extension to an existing extension, it should be treated as overdevelopment with insufficient parking.

Third Parties: 2 letters have been received. The residents of 20 Ambleside Road, to the south, state no objection as it will not affect their party wall.

The residents of 4 Kendal Road, on the north side, object on the following grounds:-

- Visual impact – it will increase the size of already unsightly flat-roofed extension which will run along the bottom of their garden.

- Loss of trees and possible damage to their property (NB no damage is anticipated as a result of this proposal but, in any event, this is a private matter between the landowners and is not a planning consideration).

(NB. the occupiers of 4 Kendal Road have requested to speak at the Committee meeting)

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): DEV1
Adopted Adur District Local Plan 1993–2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 '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, 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. The proportion of the garden area taken up by a proposal should not be excessive.

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 character

The extension will be at the rear of the property and will not be visible from the street. It is a modest proposal which, although resulting in a 4.2m deep projection at the rear, is only 3.65m wide. It will not appear unduly dominant or harmful to the character of the existing houses.

Residential amenity

The attached half (No.22) of this semi-detached pair is 5.4m from the boundary and will not be adversely affected by the extension.

To the rear, the boundary with the rear gardens of properties in Silverdale Drive is over 13m away and the proposal will have no adverse impact on those occupiers.

To the north side, the houses in Kendal Road have relatively short back gardens. The extension will run 1.6m along the boundary with No.4, the garden of which is just 7m deep at its closest point. While the extension will result in an expanse of wall running immediately behind part of their rear boundary, it will not be quite as tall as the hedge which presently forms the rear boundary. There would be no loss of light or outlook as a result of this proposal, which will project only 1.5m behind No.4.

While part of the conifer hedge is to be removed to accommodate the extension, and the hedge is currently well-maintained and attractive, the hedge could be removed at any time as it falls outside planning control.

The occupiers of 4 Kendal Road are concerned at possible damage to their property arsing from the construction of the extension. However, it is not anticipated that any damage will occur but it should be noted in any event that this is a private matter between

the landowners involved and is not a valid planning reason to not grant planning permission.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the policies of the Adur District Local Plan (AG1, AH7) and the West Sussex Structure Plan (DEV1).

Subject to:-

1. C1Ci (Standard time limit)
2. C12Ei (External materials to match existing)
3. C18Eiv (No windows to be formed in the north side wall)

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