Dep 12/3

Development Control – Delegated Officer Report

Application Number: ADC/0032/07 **Recommendation - Permit Application**

Site: **23 Bramber Close Sompting Lancing West Sussex**

Proposal: **Single-storey rear extension**

The Application

The application property is the southern half of a pair of semi-detached bungalows situated on the west side of Bramber Close. The street consists of a cul-de-sac of semi-detached bungalows on ground that rises considerably to the north causing the pairs of bungalows to be stepped in design. Consequently no two adjoining properties are on level ground. To the north is the adjoining neighbouring bungalow (No.25) which has a 4.5 metre deep single storey flat roofed rear extension 3 metres from the shared boundary whilst to the south is an adjacent semi-detached dwelling with small rear lean-to conservatory. To the rear is No.22 Steyning Close which also has a ground floor rear extension. Many other dwellings along the street have also had similar or larger extensions to the one proposed.
A pair of garages set back from the rear building line separates the application property from its neighbour at No.21, the nearside of which will be demolished to extend the garden and create additional space for the extension.
The proposal is for a single storey flat roofed rear extension (3.2m x 6.3m x 2.6m) incorporating a new kitchen/diner and small rooflight. External access will be via a south side door with further windows on the rear and south elevations.

Consultations and Representations

Third Parties

No representations have been made.

Contributors

No representations have been made.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7

West Sussex Structure Plan: DEV1.

Planning Assessment

The primary concerns of this development concern the potential impacts upon the visual amenity of the immediate neighbours and the possibility that this addition could overdevelop the site.

The Development Control Standard No.3. is very specific with regard to provision and protection of rear amenity space. A garden area of 85 square metres is required for three bedroom semi-detached dwellings, with depths to be no less than 11 metres. Whilst the proposed extension will reduce the garden to just 9 metres in depth, its area will only be reduced by 7 square metres to 95 square metres due to the removal of the garage. It is therefore not considered that a lack of rear garden depth would constitute sufficient overdevelopment and loss of amenity space to warrant refusal given the sufficient remaining area. Likewise, the distance between the application property and its rear neighbour is not considered to be an issue as, although only 15 metres (as opposed to the 22 metres required by the Standard), there is a 2 metre high fence with additional trellising and a bulky tree on the boundary that ensures total privacy between theses properties.
The most significant overlooking will occur to the south with the side window and door of the extension offering views down onto the conservatory and part rear garden of the adjacent dwelling, No.21. Whilst the garage to this property will restrict the overlooking a condition should be attached to obscure the window and door unless the existing small boundary fence is built up to 2 metres.
To the north, the adjoining property has a recessed rear door that is a product of a previous deep rear extension to the dwelling. The proposals indicate that the current 2 metre boundary fence will remain with the new extension greater in height by 0.5 metres. As the adjoining property is on slightly higher ground, there will be no significant extra loss of light or outlook to the recessed door than already exists. Although the proposed extension pushes the boundaries of acceptability for rear amenity space, and will leave little room to reconstruct the garage should the need arise, it is not considered that there is any overriding basis for refusal.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci (standard time limit)
2. C12Eii (external materials to match existing)
3. C18Ci 'The window and door in the south side.....obscured glass unless, prior to occupation of the proposed extension, a 2 metre high screen fence is erected on the southern side boundary for a distance of 3 metres forward of the adjacent garage and thereafter retained permanently.' ~~(Glazing in side elevation to be of obscured glass)~~

Case Officer.....

Date 8/2/07

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