expiry 10/7

Development Control – Delegated Officer Report

Application Number: ADC/0246/08 **Recommendation - Permit**

Site: **1 Tristram Close Sompting Lancing West Sussex**

Proposal: **Two-storey side extension**

The Application

The application property is the eastern half of a pair of semi-detached houses located on the south side of Tristram Close, within the built up area of Sompting. The property is generally of brick and tile construction with a painted render rear elevation. It has a ridged roof with an east side gable end.

The property is the first house on the south side as you enter Tristram Close from the east, and as such it is sited within an plot which is stepped in width, from10.7m at the front and adjacent to the house and 8.7m at the rear garden.

Currently the property has a flat-roof side extension which infill's the area to the east side of the property up to the boundary, and is located 4.3m along the flank wall. It is 3.3m in width and 3.9m in depth. The property has also been extended to the rear with a 4.7m long and 2.6m wide conservatory.

The proposal is to demolish the existing east side extension and built a two-storey side extension that would accommodate a ground floor garage and utility room and master bedroom and en-suite at first floor level. The proposals (as originally submitted) would have a front gable design and would project past the building line at the rear with a small hipped roof detail.

The surrounding area is characterised by a variety of semi-detached houses, a number of which have single-storey side and rear extensions and some with large front porches. The property directly opposite (No.16) has a large forecourt to the east which houses two prefabricated detached garages. To the east of this there has been a new house built in the side garden of No.32 Loose Lane which is quite prominent in its positioning.

Consultations and Representations

Third Parties: There have been no third party objections to the proposals.

Sompting Parish Council: No comments received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1
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.'
PPS 1 '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.

Visual amenity
The proposed extension means to utilise the rear elevation of the current side extension which houses the existing utility room and is sited 0.7m past the rear elevation of the dwelling. As originally submitted the first floor would have continued at this level and terminated with a small hipped roof design. Whilst this detail would have been modest in scale it was felt that as all of the roof planes visible from Loose Lane at the rear of Tristram Close that it would have looked a little out of keeping.

The front of the extension would have been level with the front elevation of the house with a small gable detail, this would have been contrary to the above Development Control Standard which states that side extensions should be set back so as to create a visual break and to ensure they are subordinate to the original building.

The plans have been amended and the proposed extension now is set back sufficiently at the front with a rear elevation which is at the same level as that of the original house at first floor level. The main roof of the extension would now have a more straight forward gable end to the side of a plain ridged roof. A small sloping tiled return would ensure the stepped rear elevation would not look out of keeping.

The site itself is wide as viewed from the road and whilst it is usual to require that a 1.0m gap is retained at the side of two-storey extensions in this instance it is felt that the separation between the proposal and its neighbour is sufficient to prevent a cramped appearance or terracing effect.

The side flank wall as amended does look a little plain with only one window, however there is a high brick built boundary wall being retained, which would intersect the extension at ground floor level and visually separate the front part of the extension from the rear and create an element of interest. On balance it is considered acceptable in design terms.

Residential amenity

The first floor windows which serve the proposed master suite will have the most effect on the surrounding neighbours, however it is felt that there is unlikely to be any significant loss of privacy. The window in the south elevation will serve the en-suite bathroom which ordinarily would be obscurely glazed. If open there would only be oblique views of the rear gardens of houses in Loose Lane. Properties in Peveril Drive are well over the 22m minimum separation distance.

The east facing master bedroom window would, in the main, look directly toward the front parking area of No.34 Loose Lane, however there would be views of the rear patio area and it is considered that an obscure glazing condition would be required to prevent excessive overlooking of the garden. The east facing window would be angled away from the rear elevation of No.34 which is some 15m away.

There is enough separation between the dwellings to prevent the proposals from having an effect on the outlook or amount of light available to the surrounding houses.

Recommendation

APPROVE for reason that :-

1PPii

1. C1Ci
2. C14Ai – 23.06.08 (AH7 of the ADLP and DEV1 of the WSSP)
3. C12Eii
4. C18C3 – amended
   The first floor window in the east side elevation shall at all times be glazed with obscured glass.
   Reason: *To prevent ...etc.*
5. C18Eii ... formed at first floor level or above in the east side wall...

Case Officer:

Date: 01 July '08