Expires 18/6/07

Development Control – Delegated Officer Report

Application Number: ADC/0247/07 **Recommendation – Permit Application**

Site: **12 Mountview Road Sompting Lancing West Sussex**

Proposal: **Single-storey rear extension**

The Application

The application site is a semi-detached bungalow located on the west side of Mountview Road, Sompting. It is bounded to the south by the adjoining bungalow, No.10 and to the north by an adjacent pair. Mountview Road ascends to the north.
The proposal is to add a flat roofed rear extension that will be 4.7 metres deep, 7.8 metres wide, and 3.3 metres in height. It will sit alongside existing deep rear extensions at No.10. The extension will contain a new kitchen area and master bedroom with windows and a door located on the rear elevation only.

Consultations and Representations

Third Parties

10 Mountview Road raise No Objection but seek clarification that their extension and the proposed will not be joined. They are also concerned at the location of the new bathroom against the partition wall.

Sompting Parish Council raise No Objection.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
West Sussex Structure Plan: DEV1

Planning Assessment

It is not considered that there are any concerns with this proposal. Although the extension will be large it will not exceed the depth of the adjoining property's extension. To the north No.14 sits further forward in its plot than the applicant's bungalow but is not felt that this extension will cause any loss of outlook or daylight to this property as it sits on higher ground. Additionally, the plans indicate that there will be no windows or openings in the north elevation to cause any privacy concerns. A large rear garden will be retained. With regard to the comments raised by No.10, the plans indicate that the walls of the extensions will not meet but sit within the common boundary. The location of the internal bathroom, whilst not ideal, is not deemed to be detrimental to either property.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci: (standard time limit)
2. C12Ei: (external materials to match existing)
3. C18Eii (no windows/doors in north elevation of extension)

Case Officer:.....

Date: 25/5/07

CJ 29.5.07