Expires 22.12.08

Development Control – Delegated Officer Report

Application Number: ADC/0519/08 Recommendation - Permit

Site: **39 Boundstone Lane Sompting Lancing West Sussex**

Proposal: **Removal of existing garage and construction of single-storey side extension (incl. new garage)**

The Application

The application property is the northern half of a pair of semi-detached houses located on the west side of Boundstone Lane. The property is located within the built up area of Lancing within a street of mixed character 16m from the junction with Greentrees Crescent.

The proposal is to remove a detached garage located 1.5m to the rear of the property at the end of the driveway And replace it with a side/rear extension which would be 2.9m wide by, 10.8m in length. The proposed extension would provide a replacement garage, utility room and kitchen extension.

To the north of the site is located a detached bungalow with rooms in the roof, and a side extension which directly abuts the boundary. To the east of this extension is a high 2.5m hedge.

The street itself has mainly detached and semi-detached dwellings many of which have attached side garages. To the south a similar semi-detached house (No.35) has a side extension of similar proportions (S/11/95) and directly opposite a flat-roofed garage has been permitted more recently (ADC/0182/07).

Consultations and Representations

Sompting Parish Council: No comments received.

Third Parties: No objections 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.

Development Control Standard No. 3 'Extensions and Alterations to Dwellings' states that side extensions being clearly visible from the road should be designed to closely match the existing dwelling. In particular they should have a roof in keeping with the existing dwelling which, in most cases, will mean a pitched roof.

Visual amenity. The proposed extension would, from the front, have the appearance of an attached garage similar to others in the vicinity. The plans have been amended so the proposed dummy pitch roof would now stand 1.2m in height and would return to the west along the side of the extension by 4.8m. The eaves at the front of the garage have been lowered to match the eaves of the existing gabled front detail. It is considered that the amended plans address the original concerns about the design of the extension from appearing out of keeping and unsympathetic to the original building and they are therefore now considered to be acceptable.

Residential amenity. The proposed extension would be inset from the common northside boundary (to No.41) by 0.1m enough room for guttering and fascia. It would be partially sited adjacent to the neighbours side/rear extension which is located across the whole rear of the bungalow. The proposed extension would project past the neighbour's extension by 1.8m however it is not felt that this would lead to a loss of outlook or natural light.

No windows are proposed in the side wall of the extension which would help to maintain the current levels of privacy.

Recommendation
APPROVE for reason that :- 1PPi

1. C1Ci
2. C14Ai – received 27.11.08 (AH7 of the ADLP and DEV1 of the WSSP)
3. C12E
4. C18Eiv – north

Case Officer:
Date: 27.11.08 PB 27/11/08