Expiry Date - 10/03/2011

Development Control – Delegated Officer Report

Application Number: ADC/0017/11 **Recommendation – Permit Application**

Site: **49 Cokeham Lane Sompting Lancing West Sussex**

Proposal: **Enlargement and conversion of garage to a habitable room (including front and rear extension and pitched roof)**

The Application

The application property is a detached bungalow located on the north side of Cokeham Lane. It has a flat roofed garage attached to its east side. The application proposes extensions at the front and rear of the garage to form a bedroom and ensuite. The rear extension will be 1.2m deep and will line up with the existing rear wall of the bungalow. The front extension will be 2.4m deep and will link to the side of the existing bungalow to form a new front entrance door (replacing the currently recessed side entrance). A pitched roof is to be constructed over the former garage with front hip and a small area of lead roof over the entrance lobby extension. The front elevation will be blank (except for the new front door) and the extension will be finished in render with a lower course of brickwork to match the existing property).

Consultations and Representations

Consultations/Comments

None

Third Parties

No representations received

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): 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)

Expiry Date - 10/03/2011

Planning Assessment

Policies

Policy AH7 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. Rear extensions which abut or are within 1m of a common side boundary with an attached dwelling should normally be no deeper than 3.5m.

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 proposed extension and addition of pitched roof would improve the appearance of the dwelling in the street scene. The new roof would be lower than the main roof of the bungalow and would be a subsidiary addition.

Residential amenity

The extensions are of a modest nature and will not result in an increase in bulk likely to lead to loss of light or outlook for the neighbouring bungalow, No.51. There is a 1.5m high wall on the boundary with taller conifers within the neighbour's garden behind the wall. The extension will maintain the existing 0.8m gap to the boundary.

A frosted glass window is proposed in the side wall of the extension with a rooflight within the side roofslope. Neither will cause any overlooking.

Recommendation

APPROVE for reason that:-

1PPi

Subject to:

Expiry Date - 10/03/2011

1. C1Ci
2. C12Ei
3. This permission relates to the following approved plans date stamped received 13 January 2011:
   Drawing No. 984/3/01 (Location and Site Plans)
   Drawing No. 984/3/04A (Plans as Proposed)
   Drawing No. 984/3/05A (Elevations as Proposed)
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 11 February 2011