expires 11/11

Development Control – Delegated Officer Report

Application Number: ADC/0366/09 **Recommendation – Permit Application**

Site: **3 Greentrees Close Sompting Lancing West Sussex**

Proposal: **Groundfloor rear extension**

The Application

The application property is a semi detached bungalow located on the west side of Greentrees Close. It is proposed to demolish a lean-to conservatory at the rear and construct a flat roofed brick extension across the entire width of the bungalow, measuring 8.3m wide, 3.5m deep and 2.7m high.

Consultations and Representations

Consultations/Comments

None

Third Parties

1 letter received from the occupier of 1 Greentrees Close stating that they have no objection to the plans subject to their being proper rainwater disposal and the foundations not affecting any existing property.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): 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)

Planning Assessment

Policies

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. The proportion of the garden area taken up by the proposal should not be excessive having regard to the character of the area in general.

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 extension is typical of many in the area and, being at the rear, will not have an impact when viewed from the street. While the extension will join the roof of the bungalow above the existing eaves level, it is not considered that this will significantly harm the character of the existing dwelling.

Residential amenity

The extension is 3.5m deep which accords with the Council's guidelines. The attached neighbour to the south, No.1, has an extension on the boundary which is approximately 3m deep and the proposal at No.3 will not reduce light to, or outlook from, that extension.

To the north No.5 is set forward of the application site. There is a shared driveway between the properties with No.3 having a detached garage and No.5 having a large shed on the boundary. The proposed extension will not therefore result in any loss of amenity for the occupiers of No.5.

The occupiers of No.1 have written to express concern at drainage and the foundations, but these are matters to be considered under the Building Regulations and are not relevant to the determination of this application.

Recommendation

APPROVE for the reason:-

1PPi

Subject to:-

1. C1Ci
2. C14Ai 5 October 2009

Case Officer. [redacted] Date 19/10/09

[redacted] 19/10