Development Control – Delegated Officer Report

Application Number: ADC/0371/09 **Recommendation – Permit Application**

Site: **11 Arnside Close Sompting Lancing West Sussex**

Proposal: **Two-storey side extension with ridged roof and rear dormer, single-storey rear extension with dummy pitch roof (extending over existing ground floor rear extension), and front porch**

The Application

The site is located within the built up area of Sompting. A gabled roof, semi detached bungalow within a cul-de-sac of similar dwelling houses. Many of the bungalows within the close have loft conversions with flat roof dormer windows added.

A previous application at this site was refused in August 2009 for a large, two storey extension to the side and rear of the existing bungalow, (ADC/0232/09) The extension was a maximum of 4.2 metres in width and 12.5 metres in depth. A front porch and dummy pitch to an existing single storey rear extension was also proposed. The reasons for refusal were: -

1. The proposed extension, by reason of its large size and proximity to the boundary would be detrimental to the residential amenities of the locality, resulting in loss of light and an overbearing effect on the adjoining property, contrary to the polices of the Adur District Local Plan (AH7).

2. The proposed extension, by reason of its large size and unsympathetic design, would be out of keeping in scale and appearance with the existing building and would detract to an unacceptable extent from the visual amenities and residential environment of the locality and thereby conflict with the policies of the Adur District Local Plan (AG1, AH7).

The current application seeks permission for a reduced scheme. The side extension is similar to that previously submitted although the front is set slightly further forward and the width is uniform at 2.65 metres. The ridge is to continue at the same height as existing. The front porch is also the same as previously proposed. The existing single storey rear extension will be increased in depth to match a single storey addition to the rear of the proposed garage. The extension will extend 4 metres to the rear of the main house with a half hipped roof. Also proposed is a rear flat roof dormer 2.5 metres wide and 1.8 metres high. The proposed extensions will provide a porch, garage, study and additional bedroom.

Consultations and Representations

Third Parties: - 3 letters of objections raising the following issues: -

- Loss of light due to two storey side extension.
- Loss of privacy and overlooking.
- Large proportion of garden area taken up by proposal encroaching onto the boundary.
- Overdevelopment of the site.
- Out of keeping, design and appearance out of character with bungalow.
- The single storey rear extension would lead to a further first floor extension.
- Continued noise and disturbance as a result of the building works.
- Development would restrict access to no. 9 and increase on street parking.
- Access to garage would result in encroachment onto no. 9.
- Previous reasons for refusal still remain.
- Loss of property value.

Sompting Parish Council: - Object – The Council consider that the proposal is out of keeping and is out of character with the neighbourhood and is overdevelopment of the site.

Relevant Planning Policies and Guidance

Adur District Local Plan 1993-2006 (ADC 2006) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No. 3 'Extensions and Alterations to Dwelling' 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, and the proportions of garden area taken by the proposal would be excessive having regard to the character of the area.

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 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.

Residential Amenity

The main properties to be affected are those either side of the bungalow. No. 15 attached to the east and no. 9 the detached bungalow to the west. The rear gardens of nos. 22 and 24 Silverdale Drive back onto the site and are located at a distance of 34 metres from the existing bungalow. The proposed extension and dormer will be visible from the rear of the properties in Silverdale Drive however due to the distance being in excess of 22 metres it is not considered that there will be any loss of privacy in this case that would warrant a refusal.

The side extension is screened from no. 15, the attached dwelling by the existing bungalow. The rear extension is at a distance of 3 metres from the boundary and will extend to the rear by an additional 0.5 metres and will increase in height by 0.7 metres. Due to these distances it is not considered that there will be any significant overbearing impact or loss of privacy to no. 15.

The detached bungalow to the west, no. 9 is at a minimum distance of 2.5 metres from the side extension. There is a close boarded fence up to 1.8 metres in height along the boundary between these properties. There are ground floor windows on the side elevation of no. 9 which face east. These serve a kitchen, bathroom and bedroom. The kitchen window is the mainly affected as this faces directly onto the side of no. 11. The bathroom window is obscurely glazed and serves a non-habitable room therefore is not a concern in this case. The bedroom window is towards the front of the bungalow which is set forward beyond the front of no. 11 and will therefore not be significantly affected with regards to light and loss of outlook. The kitchen is also served by a window facing north onto the rear garden and a glazed back door. It is therefore considered that the impact on the light and outlook to the kitchen will not be such to warrant a refusal in this case.

Visual Amenity

The side extension will be visible within the street scene. The ridge height is to be continued to match existing to simplify the building design and to allow the eaves to continue inline with existing. The extension has been set forward to allow for this. It is considered that the extension when viewed from the street will be in keeping in design and scale with the existing bungalow. The porch is also visible and will provide a feature to the front elevation which is modest in scale and appropriate in design.

The single storey rear extension is in proportion with the existing building and the half hipped roof is a visual improvement on the existing flat roof design. The rear dormer matches the existing larger dormer in design and appearance. Although the extensions combine to produce a significant

enlargement of the bungalow how the additional accommodation is provided is appropriate in this case. This scheme is an improvement on the previous application which did not relate in scale, design or appearance with the existing bungalow.

Recommendation

APPROVE for reason that :- 1PPi

3. C1Ci
4. C12Ei
5. C14Ai – 5th October 2009

[redacted] 21/10/09

Case Officer..... [redacted] .....Date..20/10/09.

Planning Services Manager [redacted] Date....2/11/09.....

Chair of Planning Committee [redacted] Date...02/11/09