expires 25/11

Development Control – Delegated Officer Report

Application Number: ADC/0383/09 **Recommendation – Permit Application**

Site: **14 Abbotts View Sompting Lancing West Sussex**

Proposal: **Two-storey rear extension and conservatory**

The Application

The application property is a mid terrace dwelling at the end of a cul-de-sac. It is attached to its neighbour to the south east at first floor only with a passageway running between them on the ground floor.

It is proposed to construct a two storey extension and ground floor conservatory at the rear of the dwelling. The two storey extension will be on the south east end of the dwelling adjacent to the boundary and will measure 1.8m deep and 2.6m wide with a hipped roof. The conservatory will project from the end of the two storey extension and measure 3m deep, 2.6m wide and 3m high with a pitched roof.

Consultations and Representations

Consultations/Comments

Sompting Parish Council – No objection

Third Parties

None received

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.

DC Standard No.3 states that on terraced dwellings single storey extensions which abut, or are within 1m of a common side boundary with an attached dwelling, should normally be no deeper than 3.5m. Two storey extensions that are within 1m of the boundary should normally be no deeper than 2m.

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 is at the rear of the dwelling and will not be visible from the street. It is considered to respect the character and appearance of the dwelling.

Residential amenity

The proposed two storey extension complies with the Council's Standard in that it is less than 2m dee, but the ground floor conservatory projects 4.8m from the rear wall, in excess of the Council's Standard. However, it is separated from the neighbour to the south east by a passageway resulting in a distance of approximately 2m to the middle of the nearest ground floor window at No.15. The occupier of No.15 already has a 1.8m fence running along the boundary.

The conservatory is to be splayed at the end to reduce its impact and, as a result of the separation caused by the passageway between the dwellings, it is not considered that the proposal will cause a significant loss of light or outlook to No.15.

It will be 2.7m from the boundary with No.12 to the north west and will not have an adverse impact. The existing boundary with No.12 is relatively open

and the conservatory is to be clear glazed. However, there will no greater overlooking than currently exists from standing in the garden.

Recommendation

APPROVE for the reason:-

1PPi

Subject to:-

1. C1Ci
2. C12Eii
3. C14Ai 6 October 2009
   Reason – For the avoidance of doubt

Case Offic[redacted] Date 29/10/09