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Expiry
9/7/08

Development Control – Delegated Officer Report

Application Number: ADC/0259/08 **Recommendation – Permit Application**

Site: **40 Bushby Close Sompting Lancing West Sussex**

Proposal: **Front extension (porch)**

The Application

The site is located within the built up area of Sompting, an end of terrace, two storey property with a flat roof canopy to the front. The properties adjacent and opposite the site are of similar design also with flat roof canopies. No 34 Bushby Close ~~in the~~ in the same row of terraces has a sloped roof front extension. To the front of the property is an open plan garden area and parking is on street.

Permission is sought to erect a front porch extension in the place of the existing front canopy. The porch will have a flat roof and will be wider and deeper than the existing canopy at 3.6 metres wide, 1.5 metres deep and 2.8 metres high. A new front door and window will be inserted in the front elevation and a window in the side elevation facing east.

Consultations and Representations

Third Parties: - No third party representations have been 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'
PPS1 '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.

Residential Amenity

As the property is an end of terrace the main property to be affected is no. 38 Bushby Close adjacent to the west. The porch will be built almost up to the boundary with this neighbouring property with a slight set in. Due to the limited depth of the proposed porch there will be no significant loss of light to the ground floor window of the adjacent property. The side window will face onto the garden area to the side and therefore will cause no over looking, the front window will cause no greater over looking to the properties opposite than is as existing.

Visual Amenity

The proposed porch being of flat roof design is in keeping with the existing flat roof canopies which many of the adjacent properties have. The scale and size of the extension relates to the existing property and there will be no adverse impact on the street scene.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei

Case Officer..... Date..... 12/6/08

PB 12/6/08