Expiry 15/7/08

Development Control – Delegated Officer Report

Application Number: ADC/0263/08 **Recommendation – Permit Application**

Site: **5 Greentrees Close Sompting Lancing West Sussex**

Proposal: **Single-storey rear extension**

The Application

The site is located within the built up area of Sompting, an existing semi detached hipped roof bungalow with a front garden and driveway. As existing there is a rear conservatory 2.3 metres in depth adjacent to the boundary with the attached bungalow, no. 7.

Permission is sought to demolish the existing rear conservatory and to erect a rear single storey extension with a sloping roof at a maximum height of 5.5 metres. The extension will accommodate a kitchen/breakfast room and other than being slightly set in from the boundary it will cover the entire width of the bungalow, 7.3 metres at a depth of 3.2 metres.

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 distinctness 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. DC standard No. 3 'Extensions and Alterations to Dwellings' states that single storey extensions

should not exceed 3.5 metres in depth if they abut or are within 1 metre of a side boundary.

Residential Amenity

The main property to be affected is no. 7 the attached bungalow. The extension is slightly set in from the boundary and will be 3.2 metres in depth, therefore complying with the Council's development Control Standards. The extension will not have any significant impact on any adjacent residential properties. There are windows on the side elevation of no. 3 which face onto the side of the site however these either serve non-habitable rooms or are secondary windows.

Visual Amenity

The extension is located to the rear of the property and is therefore not visible within the street scene. It is considered to be in keeping in design, size and scale with the existing bungalow.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei

Case Officer..... Date... 27/6/08

RB 27/6/08