expiry 25/10/07

Development Control – Delegated Officer Report

Application Number: ADC/0539/07 **Recommendation – Permit Application**

Site: **4 Downlands Close Sompting Lancing West Sussex**

Proposal: **Single-storey extension to side for 'granny annexe'**

The Application

The application site is a semi detached bungalow within a cul-de-sac of other similar properties. The bungalow has a shared vehicular access with the adjacent property no. 5 Downlands Close, there is parking for both properties at the end of the shared access. No. 4 also has additional hard standing to the front of the bungalow where no. 5 has front garden area.

The bungalow has existing flat roof single storey extensions to the side and rear of the dwelling which was granted permission in 1987, S/35/87/TP. The site is triangular in shape widening to the rear providing a relatively large garden area.

Permission is sought to erect a single storey annex, extension which increases the size of the existing extension, a dummy pitched roof is proposed to the front of the roof with the remainder being of flat roof design. The extension is to be set back to the rear of the property and although attached to the main dwelling a separate entrance is proposed although there is also internal access to the main house. The extension will provide a bedroom, living/dining room and bathroom. The maximum height proposed is 3.7 metres reducing to 3.3 metres with the flat roof. The annex has a footprint of approximately 44 square metres.

Consultations and Representations

Third Parties: **-** No third party representations have been received.

Relevant Planning Policy and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC1, ERA1, ERA4, DEV1, DEV4-5
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AP3, AH7
Development Control Standard No. 3 'Extension and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

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 to dwellings should be designed so as not to result in an unacceptable degree of overlooking, loss of natural light or overbearing effect on neighbouring dwellings, and to be of sympathetic design and materials to the original dwelling and the area in general.

Principle of Development

The proposal falls to be considered against policy AH7 of the Adur District Local Plan as a result of policy AH8 not being saved and therefore no longer being relevant or having any material weighting for development control purposes.

It is considered that the principle of development in this case is acceptable in the light of policy AH7. The proposed annex is attached to the main dwelling and is therefore capable of being integrated as part of the main house should circumstances change in the future. The annex has shared amenity space with the main dwelling with a shared access drive and parking area. It is therefore the view that this proposal will not allow for the possibility of the future use of this annex as a separate unit of accommodation. A condition will be attached to restrict the use of the proposed building to be incidental to the enjoyment of the main dwelling house only and not for use as a separately rented or sold residential unit.

Residential Amenity

The proposed annex extension will bring the building closer to the boundary with no. 5 the adjacent bungalow. However due to the set back nature of the extension and the fact that the nearest part of no. 5 to the proposal is the side elevation of a garage and a blank side elevation of the main house it is not considered that there will be any adverse impact on the residential amenities of the occupiers of this property. The proposed extension will be screened from no. 3 the adjacent, attached bungalow by the existing bungalow.

There is not considered to be any significant increase in activities and traffic as a result of the proposal which would have any adverse impact on the amenities or character of the surrounding area.

Visual Amenity

As stated above the proposed annex is set back within the site and due to the shape and size of the application site the extension is well screened from the highway. Although it will be visible, the low level roof and siting of the extension will limit its prominence within the street scene.

Recommendation

APPROVE for reason that :- 1PPii

1. C1Ci
2. C12Ei
3. The annex building hereby permitted shall be used only as accommodation ancillary to the main dwelling house 4 Downlands Close, Sompting and shall not at any time be sold or rented as a separate unit of residential accommodation.
   Reason: - To protect the residential amenities of the occupiers of the surrounding properties and to accord with policy AH7 of the Adur District Local Plan and policy DEV1 of the West Sussex Structure Plan.

Case Officer.....Date.....4/10/07.....