expires 13/1

Development Control – Delegated Officer Report

Application Number: ADC/0548/08 **Recommendation - Application Permitted**

Site: **15 Alandale Road Sompting Lancing West Sussex**

Proposal: **Single-storey rear extension**

The Application

The application property is a semi detached bungalow on the west side of Alandale Road which has been extended previously with large dormers and a flat roofed single storey rear extension on the northern boundary. The application proposes to increase the size of the extension by extending its width by 2.5m on its southern side to a depth of 5m to match the existing extension. There is a change in levels between the front of the dwelling and the rear which results in the rear extension standing on a raised plinth. The existing extension is 6m from the boundary with No.11 Alandale Road, which sits at a lower level down the hill. There is an existing window and glazed doors facing towards No.11.

Consultations and Representations

Consultations/Comments

Sompting Parish Council – No objection

Third Parties

None

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 11 '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.

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 extension is at the rear of the dwelling and will not be seen from the road. It will increase the size of the existing flat-roofed extension but it is not considered to adversely affect the character of the property. The garden depth is unaffected by the proposal and will remain at approximately 21m.

Residential amenity

The extension will contain a window in its southern elevation, as existing, but the doors are to be relocated to the western elevation facing the garden. The extension will be brought nearer to the boundary with No.11 (to within approximately 3.5m) and there is the potential for the side window to cause some overlooking, particularly as the floor level is raised on the plinth. It is therefore proposed to impose a condition to ensure that the window is obscure glazed.

Recommendation

APPROVE for reason that :-

1PPi

Subject to

1. C1Ci

2. C12Eii
3. C18Civ south

Case Officer..P. Bennett..... Date...12/1/09