Expiry Date - 01/02/2011

Development Control – Delegated Officer Report

Application Number: ADC/0473/10 **Recommendation – Permit Application**

Site: **49 Boundstone Lane Sompting Lancing West Sussex**

Proposal: **Single-storey rear extension (existing conservatory removed)**

The Application

The application property is a detached hipped roof bungalow located on the west side of Boundstone Lane which was extended in 2009 by constructing large flat roofed dormers on the north and south side elevations, forming a part gable on the rear elevation and a small pitched roof dormer on the front (ADC/0156/09). There is a similar detached bungalow to the north and a two storey detached house to the south. The street generally contains a mix of dwelling types although there is a line of bungalows opposite and north of the site.

It is now proposed to remove an existing conservatory at the rear and construct a single storey flat-roofed extension measuring 2.3m deep across the full width of the dwelling. Permission is required because the extension is to project from the rear of an existing extension, thereby the overall depth from the original rear wall of the dwelling will exceed 4m at 5.9m. It will be finished in painted render.

Consultations and Representations

Consultations/Comments

None

Third Parties

No representations received

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): 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)

Expiry Date - 01/02/2011

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 a proposal should not be excessive.

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 proposal is at the rear of the dwelling and will not be visible from the street. The overall depth of the combined extensions will be quite long; however it will not be any deeper than the previous conservatory. The only change in footprint is a 'squaring off' of the dwelling at the rear which will not adversely affect its character or appearance.

Residential amenity

The extension, as stated above, will not greatly increase the footprint of the dwelling and the impact on the amenities of neighbouring occupiers is not considered to be harmful. To the north, No.51 has a rear conservatory extension while to the south, No.47 has a single storey rear extension, neither of which will suffer any loss of light or outlook. The height will be the same as the existing flat-roofed extension, which is slightly higher than the conservatory, but this does not result in any harm to amenity.

Recommendation

APPROVE for reason that:-

1PPi

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Subject to:

1. C1Ci
2. C12Ei
3. This permission relates to the following approved plans date stamped received 7 December 2010:
   Site Location Plan, Block Plan, Proposed Floor Plan and Elevations (Drawing 1)
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 12 January 2011