Expires 23/3/07

Development Control – Delegated Officer Report

Application Number: ADC/0054/07 **Recommendation – Permit Application**

Site: **17 Cokeham Lane Sompting Lancing West Sussex**

Proposal: **Enlarged garage at side and rear conservatory**

The Application

The application property is a detached bungalow located on a large plot on the east side of Cokeham Lane. It has three outbuildings in the rear garden and two previous extensions at the rear with a room recently added in the roof space. To the north are adjacent semi-detached bungalows whilst to the south, separated by a large side garden and an alleyway, is another detached bungalow. To the rear are properties on Greentrees Crescent.
The proposal is to remove an existing wooden rear extension and replace it with a larger flat roofed conservatory. Additionally, the existing small garage on the north side is to be demolished and replaced with a wider structure housing a new garage and an en-suite bathroom for the existing front bedroom. This extension will be flat roofed with a false pitched façade at the front. In order to create the room for the new garage a large Laurel tree close to the northern boundary is to be felled. This tree partially overhangs the garages of the applicant property and the neighbouring property where it has been noticeable cut back.

Consultations and Representations

Third Parties

No representations have been received.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7

West Sussex Structure Plan: DEV1

Planning Assessment

The Rear Conservatory

This proposal does not pose any planning or design related issues. The new conservatory is to be slightly larger than the existing at 3m x 5.9m x 2.5m with a flat roof, a rear external access and glazing on all three sides. The Development Control Standard for alterations and extensions is specific in stating that windows on side elevations should be a minimum of 6.1 metres from a solid obstruction or boundary, and 22 metres from facing principal windows. Due to the size of the plot the window on the north side of the extension will be 10 metres from the boundary fence with no direct views into the neighbouring bungalow. The southern window has the benefit of a 5.5 metre side garden and an alleyway with 2 metre high fences to the adjacent property. There is therefore no reason to obscure the glazing or request the removal of these windows on amenity grounds. The rear outlook is onto a high boundary hedge with a garden depth of 11 metres retained as required by the Standard. This proposal is therefore in keeping with the Council's development standards.

The Side Extension

The new garage addition will be twice the width (4.8m) of the existing and will extend onto unused land 1 metre from the boundary with No.15 to the north. The depth of the garage will be slightly greater than current at 6.1 metres. The designs show that the extension will be in line with the original dwelling both in height and build line and to be flat roofed with a 0.8 metre high hipped façade along the front in a continuation of the main roofing. A small window for the ensuite shower room will be sited between the garage doors and the main dwelling with an access door and window for the garage at the rear.

The main issue with this part of the proposal is the design of the roofing and the size of the extension itself, particularly as it will occupy 33 percent of the dwelling frontage and be highly visible from the street. This visibility will be greater than current as the

dominant border tree that shields the site from the north is to be removed.
The Development Control Standard recommends that roofing for side extensions should be 'in keeping with the existing dwelling which, in most cases, will mean a pitched roof' whilst also stating that 'false mono-pitched facades are not acceptable on the front elevation only, they may occasionally be acceptable if they run around all sides of the extension'. Given the size of the extension, a full pitched roof with a hipped side would be desirable although the differing ridge lines would look awkward unless the extension was recessed from the main dwelling.
Following discussions with the architect, amended plans were received showing the extension to be recessed by 0.5 metres, a new pitched roof added set 0.8 metres down from the ridge of the main dwelling, and a north side hip to the roof.
It is considered that these alterations make the side extension more in keeping with the original dwelling and the Development Control Standard. The frontal recess and pitched roof allow the extension to be both a proportionate and a subordinate addition which does not overdominate or conflict with the design of the original dwelling. It will therefore be a sympathetic addition to the streetscene.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci: (standard time limit)
2. C12Eii: '...external walls and roof of the north side extension...' (external walls and roof of extension to match existing)
3. C14Ai: '...on 27th February 2007 and...', 'Reason:...AH7 of the ADLP and DEV1 of...' (permission relates to amended plan)

Case Officer:.....

Date:19/3/07.....

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