Expiry Date - 17/06/2010

Development Control – Delegated Officer Report

Application Number: ADC/0144/10 **Recommendation – Permit Application**

Site: **2 Dankton Lane Sompting Lancing West Sussex**

Proposal: **Two-storey side and single-storey front extension**

The Application

The application property is a detached dwelling located on the east side of Dankton Lane. It has an attached garage on its north side and a detached former garage to the south which has been converted into an office and store. There is a conservatory at the rear.

It is proposed to demolish the detached office/store at the side and the conservatory at the rear and construct a two storey side extension with single storey elements at the front and rear.

To the south and east of the site is the nursing home, Rectory House, while to the south west is a detached dwelling known as The Barn.

Consultations and Representations

Consultations/Comments

Sompting Parish Council – No objection

Third Parties

None

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)

Planning Assessment

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 proposed extension will measure 3.5m wide and will be built more or less up to the boundary with The Barn and Rectory House to the south. While a gap to the boundary would normally be expected, it is considered that on this occasion there would not be a detrimental visual impact as there will continue to be a clear visual separation between the site and The Barn, some 14m away.

The extension will appear as a subsidiary feature with the first floor element set back from the front of the building and well down from the ridge. The single storey element towards the front and rear will help to reduce the bulk of the extension when viewed from the road to the south west. The single storey extension at the front will wrap around to form a new porch to replace the existing porch. The neighbouring dwelling to the north, No. 4, has a lean to roof across the frontage and the extension at No.2 will not appear unduly prominent or out of character.

Residential amenity

The extension will have a blank side elevation except for a high level window to a WC on the ground floor. The extension will be built on the boundary with The Barn but will be some 14m away from the side of that dwelling and will not, being located to the north of The Barn, result in any loss of light or an increased sense of enclosure. The nursing home to the south and east is a sufficient distance from the site to not be adversely affected by the proposal.

Recommendation

APPROVE for reason that:-

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1PPi

Subject to:

1. C1Ci
2. C12Ei
3. C18Eii side (south)
4. The development hereby permitted shall be carried out in accordance with the following approved plans, date stamped received 22 April 2010:
   Drawing No. 2471-01 Rev. B (Floor Plans & Elevations – Existing and Proposed)
   Drawing No. 2471-02 (Location & Block Plan)
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 24 May 201[redacted]

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