Expiry Date - 11/11/2011

Development Control – Delegated Officer Report

Application Number:
AWDM/0667/11

Recommendation – Approve Application

Site: **60 Sompting Road Lancing West Sussex BN15 9LD**

Proposal: **First floor extension over garage**

The Application

The application property is a semi detached dwelling located on the north side of Sompting Road, close to the junction with Wembley Avenue. It has a flat roofed garage on the west side of the dwelling over which it is proposed to construct a first floor extension. As amended the extension is set back from the front elevation by 0.3m and set in from the side boundary by 0.8m. It has a part-hipped roof to match the existing dwelling (the original plans showed a flat roofed extension up to the boundary).

Consultations and Representations

Consultations/Comments

Lancing Parish Council – No objection

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)

Planning Assessment

Policies

Policy AH7 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. Side extensions should be set back at least 1m from the side boundary to prevent a terracing effect and should usually be set back slightly from the main front wall to create a visual break and ensure the extension is subordinate.

Visual amenity and character

The extension largely complies with the Council's guidance although the distance to the side boundary is only 0.8m rather than 1m. However, it is considered that this is an adequate distance to prevent a terracing effect should the neighbour wish to construct a similar extension. Its impact is further reduced by the part-hipped nature of the roof.

The amended design is considered to be much more in keeping with the existing dwelling and is acceptable.

Residential amenity

The proposed extension as amended has been brought off the boundary and is not considered to have a harmful impact on the light to the first floor side window of No. 62 to the west which is obscure glazed. At ground floor No.62 has a lean-to garage only so no windows will be affected by the proposal. The extension is the full depth of the dwelling and will not project beyond the rear wall of the existing house. The proposal will not therefore have an adverse impact on the residential amenity of the occupiers of No.62.

No other dwellings are considered to be adversely affected by the proposal.

Recommendation

APPROVE for reason that:-

1PPi

Subject to:

1. C1Ci
2. C12Eii
3. This permission relates to the following approved amended plan received 28 September 2011:
   Drawing No. PL/1(D) (Proposed Plans and Elevations)
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 26 October 2011

[redacted] 27/10