Expires 9/11/07.

Development Control – Delegated Officer Report

Application Number: ADC/0571/07 **Recommendation – Refuse Application**

Site: **4 Elizabeth Place Sompting Lancing West Sussex**

Proposal: **Single-storey side extension**

The Application

The application site is an end-of terrace house located within Elizabeth Place, Sompting. The property is bounded to the north by its adjoining neighbours, to the west (front) by a communal parking area/cul-de-sac and to the east (rear) by open grassland to flats on Bushby Close. To the south, across an open side garden and public footpath, is a further north facing terrace. The applicant's house features no extensions although the rear garden has been recently extended into the open side garden with 1.8 metre high fencing. A restrictive planning condition operates on the entire estate preventing the erection of front boundary treatments without prior planning approval.

The proposal seeks permission for a single storey pitch roofed extension that will sit within the remaining side garden to a width of 3.4 metres. It will run the depth of the building with front and rear windows and a south side door. Internally it will house a utility room, bedroom, and ensuite bathroom with rooflights within the pitch to provide light to the central bedroom. The extension will essentially be an annexe.

Consultations and Representations

Third Parties

Four letters of objections have been received from the residents of Nos 5-8 Elizabeth Place, the terrace to the south of the application site. The objections relate to:

1. Loss of light and outlook to the front ground floor windows due the close proximity of the extension.
2. Loss of privacy
3. Loss of property value

4. The extension will be out of keeping with the other houses in the estate, will appear cramped, and will conflict with the intended open plan nature of the estate
5. Additional noise disturbance due to the proximity of the extension to their houses.
6. Overlooking from the rooflights into first floor bedrooms and bathrooms
7. The proposed side door will obstruct the footpath when opened

Sompting Parish Council raise No Objection.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved until adoption of the new Adur Development Plan): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'

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. Appendix 11 of the Local Plan, Development Control Standard No.3, provides supplementary planning guidance outlining appropriate design criteria that acceptable schemes should meet, including the impacts on visual and neighbouring amenity and the general appearance of extensions. In particular, with regard to side extensions, it states that they should be subordinate and designed

to closely match the appearance of the main dwelling without being excessive in size or over-dominating of neighbouring properties.

Visual Amenity

The extension will sit on the southern elevation of the house and will not be greatly apparent within the estate or from Cokeham Lane to the west, but will be highly visible to passing pedestrians using the public footpath to the south. It will be finished in brick with tile hanging above, mirroring that of the main house. The front ensuite window will not however match that of the adjacent lounge in height or structure and will be at odds with the property's existing fenestration.

The size of the extension against the property appears overly large. The Council's DC Standard states that side extensions should be subordinate to the main dwelling, set back at least 1 metre from the side boundary, and with a roof in keeping with the existing dwelling. The proposed extension will not respect this Standard as it will, by calculation, sit 0.6 metres from the side boundary/footpath and flush with the front elevation. The extension's side pitch will also not be reflective of the main pitch as required by the Standard. It is not considered that requesting amendments to reduce the width, depth, fenestration and direction of pitch will result in an extension that will be able to incorporate the annexe use that the applicants clearly require.

Residential Amenity

A further issue is with regard to the impact the extension will have on the amenity of Nos 5-8 Elizabeth Place. These properties sit 10.4 metres to the south of the existing southern elevation across the side garden, public footpath and their front gardens. The extension will reduce this to just 6.8 metres leaving the front lounge windows facing a 2.5 metre high brick wall and, particularly in the case of No.6, very limited outlook either side. The extension will thus have a significantly overbearing impact on the outlook of these houses and will severely impact on the light that reaches these north facing windows. The extension would need to be reduced significantly in width (by at least 0.4 metres) and depth (approximately 3 metres) to be considered acceptably less overbearing to these properties. A complaint raised about overlooking from the rooflights into opposing first floor bedroom and bathroom windows is unfounded as the angle of the rooflights prevents any direct viewing occurring.

Other Issues

The neighbour objections refer to, amongst other issues dealt with above, loss of property value, obstruction of the footpath, and noise disturbance. Loss of property value is not a material planning consideration whilst it is not considered that any significant

obstruction of the footpath by the side door will occur as a 0.6 metre gap will exist. Any noise disturbance from the extension will be negligible as no windows are proposed on the southern elevation that could leak noise towards the opposing terrace.

Recommendation

REFUSE on ground that :-

H20R . . Resulting in loss of light & outlook & an overbearing effect on the houses to the South, thereby

Case Officer:.....

Date: 19/10/07.