5/7/07.

Development Control – Delegated Officer Report

Application Number: ADC/0280/07 **Recommendation – Permit Application**

Site: **35 Alandale Road Sompting Lancing West Sussex**

Proposal: **Single storey rear extension**

The Application

The application site is a semi-detached bungalow located on the west side of Alandale Road, Sompting. The property is bounded to the south by the adjoining bungalow, No.33, to the north by an adjacent pair, and to the rear by No.34 Herbert Road. It features a rear garage accessed by a shared driveway with No.37, an old wood-clad conservatory built off the boundary with the adjoining bungalow, a large rear garden, and a frontal hardstanding.
The proposal is to demolish the run-down conservatory and replace it with a large rear extension 5 metres deep, 7.2 metres wide and 3 metres tall. This extension will house a new lounge/dining space as part of a grander internal re-arrangement. It appears from the drawings that the rear garage is also to be demolished.

Consultations and Representations

Third Parties

No.37 Alandale Road raise No Objection.

Sompting Parish Council raise No Objection.

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 main planning concerns with this proposal surround its potential impacts on the neighbouring bungalows to the immediate north and south.

The adjoining bungalow at No.33 features many additions and alterations, principally a large 4 metre deep pitched roof extension and further conservatory on its northern side boundary with the applicant's bungalow. The large 5 metre depth of this proposal will not extend beyond the rear of these extensions or cause any overbearing impact on this property.
To the rear a sizeable garden will remain with a clearance of 55 metres to the rear elevation of No.34 Herbert Road. To the north, No. 37 is sited on higher ground with a rear garage and shared driveway forming a border with the applicant's bungalow. The extension will have a negligible impact upon their outlook and will not cause any loss of light or overlooking issues. No windows are proposed in the north side elevation.
The loss of the rear garage and parking space is not deemed a significant issue as a frontal hardstanding remains that comfortably meets the parking requirements of a two bedroom bungalow.

It is considered that this proposal accords with the requirements of the Council's Development Control Standards and consequently will not unduly impact on neighbouring bungalows.

Recommendation

APPROVE for reason that :-

1 PPi

Subject to:

1. C1Ci: (standard time limit)
2. C12Ei: (external materials to match existing)
3. C18Eiv: '...the north wall...' (no openings to be formed in side wall of extension).

Case Officer:..... CJ 26.6.07

Date: 21/6/07.