Expiry Date - 09/05/2012

Development Control – Delegated Officer Report

Application Number: AWDM/0355/12 **Recommendation – APPROVE**

Site: **7 Greentrees Close Sompting Lancing West Sussex**

Proposal: **Single storey rear extension**

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached bungalow within a cul de sac of similar properties. Permission is sought for a single storey, flat roof, rear extension 3.5 metres in depth, 4.3 metres wide and 2.8 metres high. The extension is sited to the northern side of the rear elevation and will extend from the existing kitchen to provide a kitchen/diner. There is an existing green house extension that will be removed.

Representations

Third Parties: - No third party representations have been received.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings.' National Planning Policy Framework – CLG March 2012

Planning Assessment

Principle

Policy AH7 of the Local Plan states that extensions and alterations to dwellings 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.

Supplementary Planning Guidance is contained in DC Standard No. 3 'Extensions and Alterations to Dwellings.' This states amongst other things that the most important basic principle is that any extension should be in keeping with the appearance, scale, design and character of both the existing dwelling and street scene generally.

National Planning Policy Framework states that: Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.

The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Visual amenity

The extension is to the rear of the bungalow and so is therefore not visible within the street scene. It is modest in scale and will not over dominate the existing bungalow. The flat roof design is not uncommon in this locality and matches an existing rear extension at no. 5 Greentrees Close the attached bungalow.

Residential amenity

The main properties to be affected by the proposed extension are no: 9 Greentrees Close to the north, a detached bungalow and no. 5 the attached bungalow to the south.

There will be no adverse impact on either of the properties with regards to loss of light, privacy or overbearing impact. No. 9 is set back to the rear further than the application site and it is at a distance of at least 3.5 metres from the proposed extension. As mentioned previously no. 5 to the south has an existing single storey flat roof extension which forms the boundary this is shown on the plans as being 2.9 metres in depth. The proposed extension will be set in from the boundary by 3.6 metres and will extend by 3.5 metres. There will therefore be no adverse impact on the residential amenities of the occupiers of this neighbouring bungalow.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the policies of the Adur District Local Plan (AG1, AH7).

Subject to Conditions:-

1. Standard time limit 3 years
2. Materials to match

3. The development hereby permitted shall be carried out in accordance with the following approved plans:-
Drawing no. 477/01 – Proposed Extension – received 14th March 2012.
Reason: - For avoidance of doubt and in the interests of proper planning.

Informative: Contam. land

Is recommendation contrary to any representations? N

Case Officer signed: Hannah Barker Date: 5th April 2012

Authorised and signed by: [redacted] Date: 5/4/12