Expiry 10/2/09

P.E 14/1/09

# Development Control – Delegated Officer Report

**Application Number: ADC/0586/08** **Recommendation – Permit Application**

**Site:** **41 Upper Brighton Road Sompting Lancing West Sussex**

**Proposal:** **Single-storey rear/side extension (amendment to roof design of ADC/0403/08)**

## The Application

The site is located within the built up area of Sompting, a semi detached rendered bungalow located to the south of the A27. The bungalow has vehicular access with hard standing to the front. There is an existing store and conservatory to the rear of the bungalow.

Permission was granted in October 2008 (ADC/0403/08) for the demolition of existing extensions and erection of side and rear extensions comprising a part hipped roof brick and tile, bedroom extension and kitchen breakfast room and conservatory with a lean to roof. The extensions had a maximum width of 8.9 metres and a maximum depth of 7.2 metres. The main extension had a maximum height of 4.2 metres with the conservatory at 2.8 metres in height.

The current application seeks permission for amendments to the previously approved scheme. The footprint of the extensions remains as permitted previously the proposed changes are that the rear extension will be changed to a flat roof from a hipped roof. The side extension will have a hipped roof with a small side gable as opposed to the previous approval which shows a continuation of the hipped roof. The overall maximum height of the extension will therefore increase by 0.3 metres to 4.5. With the height of the side extension increasing by 0.6 metres from 3.9 metres as previously approved.

## Consultations and Representations

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

## Relevant Planning Policy and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' including: - Development Control Standard No. 3 'Extensions and Alterations to Dwellings.' PPS1 'Delivering Sustainable Development' (ODPM 2005)

**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, which relates specifically to extensions and alterations to dwellings, states that they should be designed so as not to result in an unacceptable loss of light or privacy or have an overbearing effect o neighbouring dwellings and be sympathetic to the original dwelling.

***Residential Amenity***

As with the previously approved application the main properties to be affected are those either side of the site, no. 43 the attached bungalow to the west and no. 39 to the east. There is a distance of 0.8 metres between the side extension and the boundary with no.39 and a minimum distance of 4 metres to the neighbouring building. The amendment to the approved scheme will result in an increased height adjacent to the boundary of no. 39 and also a change from a hipped roof to a side gable. It is however considered that this slight increase in height and bulk with not have such an impact to warrant a refusal in this case.

Adjacent to the boundary with no. 43 the proposed conservatory will remain as permitted in the approved application ADC/0403/08. The main extension will be reduced in height to a flat roof therefore the impact on this adjacent property is reduced. As with the previous application the two windows on the east side elevation of the extension will be conditioned to be obscurely glazed and permanently non-openable to ensure there will be no overlooking.

***Visual Amenity***

The changes to the roof of the side extension will be visible in the street scene there will be an increase in height of the roof and change from a hipped roof to a gable. It is not considered that these changes will have any adverse impact on the street scene. The proposed flat roof will not be visible in the street scene and therefore there will be no issues with regards to the impact on the street scene.

## Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei

3. C18C3 – Amended – The windows in the east side elevation of the extension shall at all times be glazed with obscured glass and fixed to....
4. C18C3 – Amended – The windows in the west side elevation of the conservatory shall at all times....

Case Officer..... V Barber .....Date.....14/1/09.

QB 14/1/09