expires
20.10.09

Development Control – Delegated Officer Report

Application Number: ADC/0333/09 Recommendation - Permit

Site: 43 Valley Road Sompting Lancing West Sussex

Proposal: Single-storey rear extension

The Application

The application relates to the eastern half of a pair of semi-detached bungalows located on the south side of the road. The dwelling is sited on sloping ground with the rear garden falling away to the south, towards open fields.

The application is for a single-storey flat roof extension to the rear of the dwelling. The extension would be 6.5m wide, by 3.6m deep, by 3m in height. The extension would almost be the whole width of the rear elevation and would serve as a dining and living room, resulting in the loss of a window to the existing rear bedroom. A roof light is proposed in the rear roof slope to provide light and ventilation to the bedroom.

The attached bungalow (No.45) has been extended on the west side of the rear elevation with a small conservatory which has clear glazing to its east side. To the east, the adjacent bungalow has been extended with a rear flat roof extension approximately 3m in depth, and with a large rear dormer and hip-to-gable roof extension.

Consultations and Representations

Adur District Council: The Building Control Officer states that the proposals will be acceptable provided the rooflight achieves an openable area 1/20th the room floor area, and that the Building Regulations only cover ventilation rather than daylight or outlook.

The Environmental Health Officer has no objections to the proposals.

Sompting Parish Council: No objection.

Third Parties: There have been no third party representations on the application.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising:

Development Control Standard No.3 'Extensions and Alterations to Dwellings.'
PPS 1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies
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.

Development Control Standard No.3 entitled 'Extensions and Alterations to Dwellings' has a number of planning principles one of which relates specifically to 'The Effect on the Dwelling to be Extended'. It states in the explanatory text that 'It is not essential for every room to have an outlook and good natural daylighting. However, the Council will wish to ensure that the daylight to and outlook from the principal windows of existing habitable rooms is not unacceptably reduced and that it is adequate for proposed habitable rooms' (Chapter 2.4 c).

With regards to the size of proposed rear extensions it gives specific guidance on rear extensions. It states that, amongst other things, rear extensions which abut or are within 1m of a common side boundary with an attached dwelling, should normally be no deeper than 3.5m.

Residential amenity – existing dwelling
There is a concern that the extension, due to its size, would result in a bedroom at the rear of the property from losing all direct outlook. The proposals show the existing rear facing bedroom having the window removed and a door installed in its place. A rooflight is proposed which would mean the bedroom would have a source of natural light and ventilation, however there would be no direct outlook at eye-level.

There is a comparison to be made between the proposed level of outlook from the internal bedroom, and with the example of a rooflight in a normal loft extension. Despite a rooflight for a loft extension usually have a sill level below eye level to ensure adequate means of escape, it would give a similar level of outlook as to that which is proposed in this case.

The applicant has been advised that either converting the rear bedroom into a lounge with a through outlook or significantly reducing the scale of the extension to allow for the retention of outlook from the bedroom, would be preferable to the bedroom with no outlook whatsoever. The applicant has confirmed that they wish to keep the proposals as originally submitted.

The Development Control Standard is particularly clear with regards to describing the main concerns of extending houses and bungalows, and that

amongst other things, they should not be detrimental to the host dwelling itself. It is considered that as the bedroom would be provided with adequate daylight and ventilation and that there would be outlook from other parts of the dwelling, that, on balance, the proposals would not be detrimental to the existing dwelling in this instance.

Residential amenity - neighbours
The Development Control Guidance stipulates that rear extensions which are in close proximity to the boundary should not exceed 3.5m. This is to prevent there being a loss of outlook to the attached dwelling.

In this case the proposed extension is 0.1m longer that the 3.5m of the above standard, however, given that the dwellings are south facing and would get a lot of natural daylight, and that the extension is proposed to be inset by 0.35m, and of painted render finish, it is considered that the additional length would not result in a loss of outlook that would warrant refusal in this case.

Visual amenity
The proposed extension is similar in design to others in the vicinity. The flat-roof would not be particularly prominent as viewed from the street and as a result it would not have an adverse effect on the amenity of the streetscene.

The application dwelling has a large garden and the proposal would sit well within it without it appearing overly large or out of scale.

Recommendation

APPROVE for reason that :-

1PPi

1. C1Ci
2. C12Eii
3. C18Eiv (east or west)

Case Officer: [redacted] 6/10/09
Date: 16.10.09