Development Control – Delegated Officer Report

Application Number: ADC/0416/09 **Recommendation – Permit Application**

Site: **159 Tower Road Sompting Lancing West Sussex**

Proposal: **Single-storey rear extension (plus rear dormer and part-hipped side gable as 'permitted development')**

The Application

The application site is a semi detached two storey house within a street of similar properties in Sompting. There is a front driveway to the north and a long rear garden which backs onto the railway line to the south. Originally consent was sought for a single storey rear extension 5.4 metres in depth, the entire width of the house, this would also include the demolition of a single storey outbuilding to the rear. It was advised that the application could not be supported by officers due to the depth of the extension and its relationship with the adjacent attached dwelling. It would result in a loss of light and overbearing impact and would also be out of scale with the existing building.

Amended plans have been received which show the extension reduced to 3.5 metres in depth, a sloping roof is proposed with a maximum height of 3.8 metres and width of 6 metres. Two velux windows are proposed in the sloping roof of the extension which will provide an open plan kitchen/diner. Also shown on the submitted plans is a hip to gable, roof extension and a rear flat roof dormer which do not form part of the application and benefit from the property's permitted development rights.

Consultations and Representations

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

Sompting Parish Council: - No objection

Relevant Planning Policies and Guidance

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'
PPS1 '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, and the proportion of garden are taken by the proposal would not be excessive having regard to the character of the area. The Council's Development Control Standard No. 3 entitled 'Extensions and Alterations to Dwellings' set out the principles for maintaining both residential amenity to neighbouring properties and visual amenity. It states that on semi detached or terraced dwellings single storey rear extensions which abut, or are within 1 metre of a common boundary with an attached dwelling, should normally be no deeper than 3.5 metres.

Residential Amenity

The main property to be affected is no. 157 Tower Road the attached dwelling to the east, there is as existing a low level boundary fence. The proposed extension has been restricted to 3.5 metres in depth to limit any loss of light and overbearing impact on the rear of this adjacent dwelling to an acceptable level. This is in line with the Council's Development Control Standards. It will be conditioned that the existing out building is demolished to avoid any overbearing impact on no. 161 Tower Road to the west.

Visual Amenity

The single storey extension is not visible within the street scene it is to the rear of the building. It is considered that the scale and design of the extension is in keeping with the character and appearance of the existing building. Materials will be conditioned to match existing.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei
3. No development shall be carried out until the existing single storey outbuilding adjacent to the west boundary has been demolished.
   Reason: - In the interests of residential amenity and to accord with policy AH7 of the Adur District Local Plan.
4. C14Ai – 30th November 2009

[redacted] - eastern

Case Officer... [redacted] .....Date... 30/11/09

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