PC
~~5/11/07~~
Expiry
10/12/07

Development Control – Delegated Officer Report

Application Number: ADC/0627/07 **Recommendation – Permit Application**

Site: **22 Blacksmiths Crescent Sompting Lancing West Sussex**

Proposal: **Extension of existing outbuilding to form single storey extension**

The Application

The site is located within the built up area of Sompting. A two storey building which is divided into four, two bedroom flats. No. 22 Blacksmiths Crescent is the ground floor flat which accommodates the eastern part of the building. The surrounding area comprises of mainly dwelling houses although there are some other examples of purpose built flats within close proximity of the site.

There is hard standing to the front of the flat for parking and the main access is via this driveway to the front of the building. The main entrance to no. 24, the first floor flat is to the side of the building. The rear gardens are divided to provide private amenity space for each flat. No. 22 has access from the rear onto the space directly to the rear of the building. No. 24 has the garden area to the rear of this as their amenity space, a 1 metre fence divides the two spaces.

As existing there is a rear, outhouse building which is attached to the rear of the flat, attached to a similar building at the adjacent ground floor flat, no. 18 Blacksmiths Crescent. Permission is sought to rebuild and extend this building to the east to provide a flat roof, conservatory style extension to the rear. There will be an increase in width by 1.6 metres to provide a total width of 3.7 metres. The depth of the extension will remain as existing at 5.65 metres, the height is proposed to be slightly higher than the existing outbuilding at 2.7 as opposed to the existing height at 2.5 metres. Access to the extension will be as existing through the kitchen. A patio door is proposed with access to the rear garden.

Consultations and Representations

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

Sompting Parish Council: -

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC1, DEV1, DEV4-5
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AH7, and Appendix II 'Supplementary Planning Guidance' comprising: 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 states that extensions and alterations should be designed so as not to result in an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

Residential Amenity

There will be no adverse impact to the occupiers of the adjacent neighbouring properties as a result of the proposed extension. The outhouse building as existing is not the boundary of the site and attached to the adjacent similar structure which belongs to the adjacent ground floor flat. The proposed building will not extend any further to the rear than the existing building, therefore there will be no greater impact on the amenities of the occupiers of the ground floor flat than existing.

The proposed extension will be visible from the above first floor flats when viewed from the first floor rear windows. There will however be not loss of light or overbearing impact as a result and would not encroach or impact the adjacent amenity spaces which belong to the adjacent flats.

Visual Amenity

The proposed extension is located to the rear of the existing building and therefore will not be visible within the street scene. The extension is modest in scale and relates to the scale and size of the existing building. There will be no adverse impact in this case.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei

Case Officer..... V Barker .....Date..... 15/11/07 .

CA