~~PC~~
~~12/7/08~~
expiry
5/8/08

Development Control – Delegated Officer Report

Application Number: ADC/0312/08 **Recommendation – Permit Application**

Site: **18 Bramber Close Sompting Lancing West Sussex**

Proposal: **Hip-roofed rear extension and demolition and rebuilding of detached garage to rear**

The Application

The site is located within the built up area of Sompting, a semi detached bungalow within a cul-de-sac of similar properties. There is a garden to the front with a driveway to the side leading to a pitched roof garage set back to the rear of the house.

Permission is sought to demolish the existing garage and erect a new pitched roof garage, set further back to the rear of the site. Also proposed is a single storey pitched roof rear extension which will extend the width of the bungalow. The extension is proposed to be 3 metres in depth and 4.4 metres maximum height providing additional space to the lounge and kitchen. The garage is to be set back to accommodate the extension and to allow a gap for access to the rear of the property.

Consultations and Representations

Sompting PC : No objection

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

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): DEV1, LOC1
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'
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 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. DC Standard No. 3 'Extensions and Alterations to Dwellings' states that garages attached to dwellings should be in sympathy with the design and scale of the dwelling concerned.

Residential Amenity

The main property to be affected is the attached bungalow to the north, no. 20 Bramber Close, as existing this property has a rear flat roof extension with obscurely glazed high level windows on the side elevation. The proposal will be higher than this existing extension due to the pitched roof however it is considered that in the light of the existing adjacent extension and the depth being limited to 3 metres that this is acceptable in this case.

The property to the south, no. 16 Bramber Close has a similar garage adjacent to the boundary, there is a distance of 5 metres between this property and the proposed extension. An existing kitchen window faces onto the side of no. 16, the additional proposed kitchen window will not create any additional overlooking which would warrant a refusal in this case.

Visual Amenity

The proposed garage will be set back further than the existing garage and will be visible within the street scene, however less so than the existing garage. The rear extension will not be visible within the street scene and is considered to be in keeping with the design, scale and appearance of the existing bungalow.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei

Case Officer..... Baker .....Date..... 10/7/08.

10/7/08.