Development Control – Delegated Officer Report

Application Number: ADC/0232/09 **Recommendation – Refuse Application**

Site: **11 Arnside Close Sompting Lancing West Sussex**

Proposal: **Two-storey west side/rear extension, dummy pitched roof to existing groundfloor rear extension, and front porch**

The Application

The site is located within the built up area of Sompting. A gabled roof, semi detached bungalow within a cul-de-sac of similar properties. Many of the bungalows within the close have loft conversions with flat roof dormer windows added.

Permission is sought for a large, two storey extension to the side and rear of the existing bungalow. The extension is to extend a maximum of 4.2 metres to the side of the bungalow, following the existing ridge height. The extension is slightly set back from the front of the property and will extend 12.5 metres in depth. The side projection has a gable and the rear section has a hipped gable roof. The extension will provide a garage and study at ground floor and a bedroom and dressing room at first floor.

Permission is also sought for a dummy pitched roof to the existing single storey rear extension and a front porch with a gabled roof. The porch extends 2.4 metres to the front of the bungalow is 2.1 metres in width and has a maximum height of 3.3 metres.

Consultations and Representations

Third Parties: - 3 letters of objection have been received raising the following issues: -

- This will be severe overdevelopment of the site.
- Out of keeping with the area.
- Loss of privacy.
- Out of character with attached property and surrounding bungalows.
- Attached bungalow would appear as an annex.
- Loss of light.
- Proposals will turn the bungalow into a two storey house, a single storey extension would be more appropriate.

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'
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. The proportion of the garden area taken up by a proposal should not be excessive.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Residential Amenity

The main properties to be affected are those either side of the bungalow. No. 15 attached to the east and no. 9 the detached bungalow to the west. The rear gardens of nos. 22 and 24 Silverdale Drive back on to the site and are located at a distance of 34 metres from the existing bungalow. The proposed extension will be visible from the rear of the properties in Silverdale Drive however due to the distance between the properties being in excess of 22 metres it is not considered that there will be any loss of privacy in this case that would warrant a refusal.

The two storey extension will be at a distance of 7 metres from the boundary with the attached bungalow no. 15. In between is the existing single storey extension with the dummy pitch roof as proposed, this is at a distance of 3.5 metres from the boundary. Due to these distances it is not considered that there will be a significant loss of light or overbearing impact on this neighbouring property.

The detached bungalow to the west is at a distance of 2.5 from the proposed extension. There are ground floor windows on the side elevation of no. 9 which face east. This bungalow is also set further forward than the application

site, therefore the proposal extends 9 metres further to the rear. It is considered that the proposed extension will be overbearing and unneighbourly to no. 9 Arnside Close due to the close proximity to the boundary and its height and depth.

Visual Amenity

The side extension is visible within the street scene. The height of the extension matches the existing ridge height, with eaves at a higher level. The extension when viewed from the front of the property will be out of keeping in design and detrimental to the character and appearance of the existing bungalow and surrounding area. The side and rear extensions are overly large being out of scale and proportion with the existing bungalow. In addition the rear hipped gable design does not relate to the existing building.

It is considered that the front porch and dummy pitched roof to the rear extension will be acceptable in this case. They are modest additions, in keeping with the existing building and with no adverse impact on the residential amenities of the occupiers of the surrounding properties.

Recommendation

REFUSE for reason: -

1. H20R – amended – The proposed extension, by reason of its large size and proximity to the boundary would be detrimental to the residential amenities of the locality, resulting in loss of light and an overbearing effect on the adjoining property, contrary to the policies of the Adur District Local Plan (AH7).

2. B5BR – AG1, AH7

Case Officer. [redacted] .....Date.....5/8/09. PB 6/8