Expiry Date - 28/12/2011

# Development Control – Delegated Officer Report

**Application Number:**
**AWDM/0887/11**

**Recommendation – Approve Application**

**Site:** **Tangles West Street Sompting Lancing**

**Proposal:** **2 single-storey ridge-roofed rear extensions**

## The Application

The application property is a detached bungalow located on the north side of West Street. There is an existing conservatory at the rear NW corner of the property which is to be removed as part of this proposal. It is proposed to construct a pair of single storey pitched roof rear extensions at either end of the property. The easternmost extension will measure 6m deep, 4.3m wide and 4.1m high. It will contain a 0.8m high flue at its northern end to serve a log burner. The westernmost extension will measure 3m deep, 3.6m wide and 3.9m high. Together the extensions will form an open plan living room/dining room/kitchen with concertina doors along the western elevation of the larger extension and along the existing rear wall between the proposed extensions.

The eastern extension will have 2no. rooflights on each roofslope but no windows in the east side wall. The roof of the bungalow is to be converted to living accommodation with 5no. rooflights on the rear roofslope and 4no. on the front. This does not require planning permission.

There are detached bungalows to either side of the dwelling.

## Consultations and Representations

**Consultations/Comments**

**Sompting Parish Council** – No objection

***Third Parties:***

No representations received

## Relevant Planning Policies and Guidance

Adopted 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, relating specifically to extensions and alterations to dwellings, states that they should be designed so as not to result in unacceptable loss of light or privacy or have an overbearing effect on neighbouring dwellings and be sympathetic to the original dwelling in design and materials. Supplementary Planning Guidance is contained in DC Standard No. 3 'Extensions and Alterations to Dwellings'.

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 acceptable.

### *Visual Amenity*

The extensions will be at the rear of the dwelling and will not be visible from the street. The dwelling enjoys a large rear garden, approximately 22m in depth and the extensions will not constitute an overdevelopment of the site. At 6m deep the eastern extension will increase the depth of the dwelling considerably. However it will not dominate the dwelling, as that extension will be at one end of the dwelling and single storey only.

### *Residential Amenity*

Leander, the bungalow to the east, has a garage on the boundary with the site which projects approximately 1m beyond the existing rear wall of Tangles. The 6m extension, while deep, will be approximately 5m from the nearest windows at the rear of Leander, being separated by the garage. The extension will not therefore result in a loss of light to, or outlook from, that property.

To the west, Bramley has an extension close to the boundary with Tangles and the proposed depth of the extension on that side (3m) is not considered to result in harm to the amenities of the occupiers of Bramley.

### Recommendation

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APPROVE for reason that:-

1PPi

Subject to:-

1. C1Ci
2. C12Ei
3. The development hereby permitted shall be carried out in accordance with the following approved plans received 2 November 2011:-
   Drawing No. 1 (Proposed Floor Plans and Elevations), Location and Block Plans
   Reason: For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 21 December 2011

21/12