P.C ~~22/11/07~~
Expiry 18/12/07.

Development Control – Delegated Officer Report

Application Number: ADC/0651/07 **Recommendation – Permit Application**

Site: **25 Ambleside Road Sompting Lancing West Sussex**

Proposal: **Front porch and front dormer extension**

The Application

The site is located within the built up area of Sompting within a row of similar design chalet bungalows many of which have front flat roof dormers. Opposite the site there are semi detached two storey dwellings. The chalet bungalow is set back from the highway with a front driveway and also a wide grass verge to the front. As existing the property has a flat roof dormer which covers less than half of the front roof slope and joins onto an identical dormer at the attached semi no. 27 Ambleside Road.

Permission is sought to extend the existing dormer to the front roof slope matching the existing dormer in design, and size. The dormer will be built 0.3 metres from the edge of the roof. Also proposed is a porch to the front of the property which is mainly an infill extension. A pitched roof canopy is proposed above the main front entrance.

Representations and Consultations

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

Sompting Parish Council: - No objection

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): 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

overbearing affect 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 with regards to over looking or loss of light to any of the occupiers of the adjacent dwellings. The proposed dormer will be an extension to the existing dormer at the application site and will extend from the roof by a maximum of 2 metres and will be set in from the side elevation by 0.25 metres. The proposed porch is mainly an infill to the existing front elevation and will only protrude from the front elevation by 0.2 metres with the small pitched roof protruding by 1.4 metres.

Visual Amenity

The dormer extension is similar to that has been carried out at the adjacent semi detached dwellings, nos. 21 and 23 Ambleside Road where the dormer extends the entire width of the two properties. In the proposal the dormer will only extend across the width of no. 25 and no. 27 the attached dwelling will only have a dormer which is to match existing at no. 25. It is however considered that in the light of the other flat roof dormer windows within the vicinity of the site and the original design of the buildings that this will not have any adverse impact on the character and appearance of the street scene.

There are other porch extension which have been added to surrounding properties which vary in design and appearance. The dormer and porch extensions are considered to be modest in size and scale and in keeping in design and appearance with the character of the existing building.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei

Case Officer....HBaker.....Date...22/11/07 . CH .