expires 7/4/08

Application Number: ADC/0088/08 **Recommendation – APPROVE**

Site: 1 Steyning Close, Sompting

Proposal: Decked patio on south side (retrospective)

The Application

The application relates to a detached bungalow on the corner of Steyning Close and Meadowview Road where a raised decked area has been constructed within the side (south) garden which wraps around part of the front of the bungalow.

The decking is constructed of timber and is raised 0.4m above the ground at its highest point. It steps up to a higher decked area in front of the lounge. The decking is irregularly shaped and projects 4.5m from the side of the bungalow at its deepest point and is 9.7m at its widest. The decking in front of the bungalow measures approximately 3m by 4.8m.

The decking has fencing around its perimeter of differing styles. The front of the decking facing Steyning Close is open slats while the southern boundary facing Meadowview Road comprises closeboard panels 0.9m high. There is a lattice screen on top of part of the panel fencing in the south west corner of the garden which raises the overall height of the structure to 1.5m.

The decking is raised above the level of the pavement but is set back behind an evergreen border of between 1.1m and 1.9m in depth which runs along the southern boundary. From the east (front), the decking and fencing is more exposed and can be clearly seen from the street.

Consultations and Representations

Sompting Parish Council: No objection.

Third Parties – 5 letters of support received stating the following:

- Decking has greatly improved the appearance of the property and the area
- It is well screened
- It has been carried out using quality materials

1 letter of objection received:-

- Seems to be a back garden development in the front garden
- Concerned at barbecues and late night parties being held on the decking and causing noise disturbance

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, DEV1
Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AH7

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.

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.

Visual amenity

The decked patio is considered to be a well designed structure which does not detract from the character and appearance of the street scene. The natural screening in front of the majority of the patio helps to soften the visual impact of the perimeter fence and largely screens the structure from public views. While it is located at the front and side of the bungalow, it is not considered to have a harmful visual impact.

Residential amenity

Concern has been raised at the potential for noise from increased use of this part of the garden. The patio is at the front and side of the property and faces the street. While there is the potential for people to use the patio more frequently than they would use the garden, it is not considered that the impact of this increased use would be so significant as to warrant a refusal of the application, particularly as the patio adjoins the road and pavement rather than a quiet back garden area. Noise from a private late-night party is not a planning consideration in any event and would come under the auspices of the Environmental Health section.

While it is slightly raised above ground level, there is not considered to be any loss of privacy arising from this development. The patio stops short of the boundary with its nearest neighbour, 6 Meadowview Road, by 4m and any views to be gained are over the front garden of that property which is already visible from the street.

Recommendation

APPROVE for the reason

1. 1PPi

Case Officer ..... Date 13/3/08

Planning Services Manager ..... Date 13-3-08...

P & R Committee Chairman..... Date 31/3/08