Expires 12/4/07.

Development Control – Delegated Officer Report

Application Number: ADC/0092/07 **Recommendation – Permit Application**

Site: **10 St Lukes Close Sompting Lancing West Sussex**

Proposal: **Single-storey side extension**

The Application

The application property is a detached bungalow located on a large corner plot on the northwest corner of St Lukes Close, Sompting. St Lukes Close is a cul-de-sac estate of detached and semi-detached bungalows bounded to the north by the main coastal railway line and to the west by the Worthing/Sompting Strategic Gap.
The proposal is to add a single storey hip roofed side extension to the rear south west side of the property that will house a utility room and small cloakroom. A high level window will be included on the southeast elevation with further windows on the southwest and northwest sides.

Consultations and Representations

Third Parties

11 St Lukes Close has no objection to the proposal.

Sompting Parish Council have No Objections.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7

West Sussex Structure Plan: DEV1

Planning Assessment

The drawings show that the extension will extend 4.9 metres from the rear southwest elevation of the dwelling, have a depth of 3.5 metres and include a hipped roof in keeping with that of the main dwelling. External access will be to the rear with further windows on all elevations.

It is considered that there are very few planning concerns relevant to this extension. The location of the dwelling lends itself well to additions as it features a large garden with plenty of amenity space to build into on both the rear and west sides. The siting of the proposed extension is such that it will be visible only from the side windows of No.11 St Lukes Close to the south and not from the street or the rear countryside (due to high border trees and the railway embankment). A minimum distance of 4 metres will be maintained from the extension to the boundary with the neighbouring dwelling at No.11 and will afford no loss of outlook or daylight to this property.

The Development Control Standard for windows on side/rear elevations states that they should be a minimum of 6.1 metres from boundaries with a distance of 14 metres between facing principal windows to be met on corner plots. The windows on this extension will be directly 7 metres from the nearest boundary and a minimum 4 metres from oblique angles. The southwest window (serving the proposed cloakroom) faces away from the properties onto the applicant's side garden and will offer no views onto their neighbour's rear garden. The southeast window, although obliquely 9 metres from the north facing windows at No.11, is high level and consequently will not offer any direct overlooking. There would therefore be no valid reason to obscure or remove any of these windows on amenity grounds.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci: (standard time limit)
2. C12Ei (external materials to match existing)
3. C18Eii '...in the southeast wall of...' (no additional windows to be formed in the side wall of the extension without planning permission)

Case Officer:.....

Date: 21/3/17.....

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