~~Report~~

DD: 25/12

Application No.: ADC/0666/07 Recommendation – Permit Application

Site: 1 White Styles Road, Sompting, West Sussex

Proposal: Single Storey Hip-Roofed Side Extension

The Application

The application site contains the western half of a semi detached pair of bungalows with brick elevations and a full gable ended clay tile roof, located on the south east corner of the intersection of White Styles Road and Loose Lane, within the built up area of Sompting.

Originally built in the 1950's as part of a 52 house Council estate, the building is relatively untouched aside from alterations to windows and doorways and the erection of a conservatory and a number of outbuildings to the rear of the dwelling.

The applicant now proposes to erect a 5m wide by 7m deep single storey side extension, with a hip ended roof that reached 5.5m in height at its ridge. In addition to being recessed slightly behind the building line of the primary dwelling, the first 2.3m of the structure is an open verandah rather than a solid wall. The additional floor space created will be used as a new formal entrance lobby into the dwelling as well as downstairs study and bathroom.

Developed as one estate, the houses in the surrounding are relatively consistent in their appearance. Almost all of the dwellings have been extended in some manner although this has generally occurred to the rear where they are shielded from public view.

Consultations and Representations

Sompting Parish Council: No objection to the proposal.

Third Parties: No representations have been received on the proposal.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plans 2001-2016 (WSCC 2005):

LOC1, DEV1

Adopted Adur District Local Plan 1993-2006 (ADC 1996):

AG1, AH7 & Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No. 3 'Extensions & Alterations to Dwellings'

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.

In the case of side extensions that are clearly visible from the road, Council's Development Control Standard No.3 states that they should be designed to closely match the existing dwelling. In particular they should have a roof in keeping with the existing dwelling, which in most cases will mean a pitched roof. The extension should usually also be setback slightly from the main front wall of the dwelling to create a visual break and ensure the extension is subordinate to the main dwelling.

Visual Amenity, Character & Appearance

The extension uses a pitched roof however it involves a hipped end fronting the secondary road (Loose Lane) rather than a full gable like the roof of the existing house. Whilst this does not strictly match the design of the existing house, it is considered appropriate in this instance in that it helps to reduce the bulk of the building as you move around the corner.

Despite encroaching further towards the secondary road than the original dwelling, the extension is recessed well behind the established building line for Loose Lane. In accordance with the requirements of Council's development control standards the structure also appears subservient to the original dwelling when viewed from White Styles Road, due largely to the open veranda, in addition to being recessed slightly behind the front building line of the original dwelling.

The materials chosen also match the original dwelling, hence overall the development is considered complimentary to the character of the existing house and surrounding locality.

Residential Amenity

Due to the side extension being located well away from any nearby development, the extension is unlikely to affect access to daylight for adjoining dwellings. For the same reason the structure will not appear overbearing or impede on the privacy of adjacent properties.

Recommendation

APPROVE for the reason:- 1PPi

Subject to:-

1. C1Ci
2. C12Ei

Case Officer: D Reynolds

Date: 29.11.07