~~PC: 27/11~~
DD: 26/12

Application No.: ADC/0669/07 Recommendation – Permit Application

Site: 29 Hillside Road, Sompting, West Sussex

Proposal: Rear Extension & Front Porch

The Application

The application site contains the northern half of a semi detached bungalow pair with rendered brick elevations and a hip ended clay tile roof, located on the western side of Hillside Road within the built up area of Sompting.

The original dwelling is relatively unaltered, aside from the erection of a rear conservatory which occurred in 1977. In 1997 Council refused an application to create rooms in the roof of the dwelling, involving raising of the roof and insertion of a rear dormer (S/50/97/TP). The grounds for that decision related to visual impact on both the existing building and surrounding streetscene. The applicant now proposes to:

- Remove the old conservatory and replace it with a 5.6m wide by 3.5m deep rear extension with a pitched roof, intended as a new kitchen for the dwelling; &
- Erect a 1.9m deep by 1.5m wide porch at the front of the dwelling.

The relevant section of Hillside Road is characterised by similar semi-detached bungalows, all of which have been modified in some manner, including the use of rear extensions, rooms in the roof with front and rear dormers, and/or front porches.

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.

Where single storey rear extensions are located within 1m of a common side boundary of an attached dwelling, Council's Development Control Standard No.3 recommends that they be no deeper then 3.5m.

Visual Amenity, Character & Appearance

Erection of a front porch will create a slightly unbalanced appearance to the look of the attached bungalow pair, however there are a number of similar examples along Hillside Road (eg. No.'s 34 & 37), meaning that the conversion would not be at odds with the existing character of the area and that it would be difficult to sustain a refusal to the application on this basis. The size of the porch is such that it could be done without the need for Planning Permission under Permitted Development Rights in any event.

The rear extension is completely hidden from view behind the dwelling and will therefore have a negligible impact on the visual amenity of the area. The proposed use of matching building materials ensure the extension matches the character of the existing dwelling, as will use of a pitched hip ended roof which is also considered aesthetically preferable to the alternative of a flat roof. The location and depth of the extension accord with Council's development standards as they relate to rear extensions.

Residential Amenity

Despite the pitched roof, due to the natural slope of the site No. 29 sits well below adjoining No.31 meaning that the rear extension will have a negligible impact on access to daylight for the adjoining attached dwelling. 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: ... Date: 29/4/07