expires
15/07/08

Development Control – Delegated Officer Report

Application Number: ADC/0107/08 **Recommendation - Application Permitted**

Site: **20 Berriedale Drive Sompting Lancing West Sussex**

Proposal: **First-floor rear extension with rear gable in lieu of hipped roof (amendment to ADC/0121/06) (retrospective)**

The Application

The application property comprises the northern half of a pair of semi-detached bungalows on the east side of the road within the built up area of Sompting.

The property has been previously extended with a number of additions, most recently permission was granted for a first floor rear extension above a previously approved large flat roof extension (ADC/0121/06). Other extensions have been for a conservatory at the rear and rooms in the roof (with front and rear dormers and a side gable) (S/38/90 and S/43/97).

The approval for the first floor extension (ADC/0121/06) had been granted after the design had been amended to a hipped roof structure. However there was confusion during construction and the extension was progressed with a full gable contrary to conditions placed on the planning permission.

The proposal differs from the approval of 2006 in that the extension has a gabled east side elevation with window; the flat roof section has increased from 1.5m to 2.0m in width; and there has been an increase in rooflight size but a decrease in their number.

Consultations and Representations

Third Parties: There have been no third party representations on this application.

Sompting Parish Council: Object to the gable end.

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'.

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.

Residential amenity

Since the original scheme of 2006 was amended and subsequently approved by Committee the neighbouring property to the north (No.22) has been extended with a conservatory, which is 3.1m in depth and which is the whole width of the property. The south elevation is mainly brick built.

It is considered that the conservatory at the rear of No.22 to the north now prevents the gable end of the extension from having an adverse effect on outlook or from appearing unneighbourly. A conservatory located between the boundary with the attached property and the proposals prevents the revised scheme from having an overbearing effect on No.18, which itself has been extended with a rear extension.

As on the previous application the slope of the roof would not have an adverse effect on the amount of daylight available to the property to the north.

The window in the proposed gable would have views towards the end of the neighbouring gardens but would not be directly towards the buildings. There would be an amount of overlooking in addition to the rear existing rear dormer however it is felt the loss of privacy would not warrant refusal on this loss of amenity alone.

Visual amenity

The main concern with the current submission is the effect the revision has on the visual amenity of the area, and whether the change from the approved hipped roof to gable end is so unacceptable to warrant a refusal.

The proposal results in a large extension, however it is unseen from the front of the property and cannot therefore be judged to affect the streetscene and to a lesser extent the overall character of the area. The street is generally made up of semi-detached bungalows, many of which (including this one) have altered the design of the roofs. The revised extension does not alter the character of the application dwelling as it still has the appearance of a bungalow with a low eaves line.

The proposal is visible from the back garden from the south and north and is seen to project some distance to the east. However the determination of the application is only to be on whether the difference between the previously

approved hipped roof extension and the current application for the gable ended version is so bad as to warrant refusal. The height of the extension has not changed from what was originally approved, however the gable end adds weight and mass to the extension, but it is felt that, on balance, the additional mass is not so much worse than what was originally approved that it would appear overbearing or incongruous and warrant a refusal.

Recommendation

APPROVE for the reason that:

1PPii – amended.

The proposed development does not detract from the existing local urban environment has taken place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1. AH7) and the adopted West Sussex Structure Plan 2001-2016 (LOC1, CH1, ERA1, DEV1, DEV4-5)

~~1. C1Cr~~
1. 2. C12Ei

Case Officer: [signature]
Date: 11.04.08

PB 11/4/08

Planning Services Manager: [signature]
Date: 11/4/08

Planning and Regulatory Committee Chairman: [signature]
Date: 14/4/08