Expiry 19/04/07

Development Control – Delegated Officer Report

Application Number: ADC/0110/07 Recommendation - Permit

Site: 13 Tristram Close Sompting Lancing West Sussex

Proposal: Single-storey front extension

The Application

The application site is located on the northern side of Tristram Close. The site contains the western half of a pair of two storey semi-detached dwellings. The front elevation contains an uncovered door at the western end with two windows on the ground floor and three windows on the first floor (all evenly spaced). The front elevation of the attached dwelling is a mirror image. The side and rear of the dwelling is screened by a wall containing a door approximately 3 metres high running across from the dwelling to the boundary where it connects with the same style wall on the neighbouring site. The building is set back approximately 10 metres from the edge of the road and the front yard is predominantly a hard stand area suitable for car parking with a small piece of lawn to the side.

The applicant proposes to construct a single storey extension to the front of the dwelling to provide a new entrance lobby and enlarged lounge. The proposed extension will extend across virtually all of the front elevation (setback 500mm from each edge), project out from the front wall by 1.4 metres and have a maximum height of 3.4 metres on a hipped roof.

The street is a 'T' shaped cul-de-sac and comprises of 8 pairs of semi-detached dwellings with one detached bungalow at each corner. The pairs of semi-detached dwellings have two distinct designs. The application site and Nos. 14 (attached), 11 and 12 (neighbouring to the west) and 6-9 (directly opposite on the south side of the street) are all a simple rectangular design with full gable ends. The second design style applies to Nos. 1-3, 7-10 and 15-16 which is the same rectangular design with full gable ends but also with a full height front facing gable feature which protrudes out from the main wall of one of the semi detached pair only by approximately 400mm.

Front extensions have been made to two of the other semi-detached dwellings in the street, at No. 5 (S/12/03) and No. 10 (S/68/89). No. 5 is the same style building as the application site whereas No. 10 is of the second style. Both extensions are of a very similar design and scale being a projecting front bay window on one side and an open porch on the other with a hipped roof canopy across virtually the full front elevation.

Consultations and Representations

Consultees

The Sompting Parish Council have objected to the proposal as they feel the proposed extension would detract from the street scene (as it is the only development of its kind), is out of keeping and un-neighbourly.

Third Parties

No representations have been received from third parties in relation to this proposal.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
Development Control Standard No. 3 "Extensions and Alterations to Dwellings"
West Sussex Structure Plan: DEV1

Planning Assessment

The Appearance

The front elevation of the application dwelling is currently unaltered and identical in appearance to the four other dwellings of the same style on the north side of the street. The proposed extension will result in an obvious visual feature being added to the dwelling which is prominent within the street scene. The guidance in the Development Control Standard relating to front extensions notes that these should only be allowed when they can be successfully assimilated into the street scene and incorporated with the existing dwelling.

The proposed extension is of a relatively small scale, projecting out from the wall of the building by only 1.4 metres and having a floor area of 8.4m^2. It has been set back so that it does not abut the side boundary with the attached dwelling. This is consistent with the requirements of the Development Control Standard. The extension will have a hipped roof with a pitch matching the pitch of the main roof of the dwelling. The windows on the front elevation are generally consistent in size and layout to those on the upper storey. It is therefore considered that the extension will be in keeping with the existing building.

In terms of assimilation into the street scene, it is noted that two of the other semi-detached dwellings in the street have existing front extensions, both approved by the Council. These extensions are different from that proposed in that only half of the extension is additional living space while the remainder is an open porch, but the effect on the character and appearance of the street scene is virtually the same as the hipped roof stretches across the whole elevation and the general scale and floor area is the same. In approving each of these applications, comments from the reporting officers have

included "its appearance would not detract from the street scene significantly" and "complies with guidance as laid out in Development Control Standards No. 3 – Extensions and Alterations to Dwellings". Given these approvals and the similar appearance, it is considered that this extension will not detract from the appearance of the street scene.

Effects on Neighbours
The extension will be located within one metre of the boundary with the attached dwelling, No. 14. This dwelling contains a ground floor window approximately one metre from the edge of the extension. While the extension will have some effect on the outlook from this window, it is considered minor as the depth of the extension is only 1.4 metres which is significantly less that the 3.5 metre standard usually considered acceptable when extensions are adjacent to boundaries with attached dwellings. Sunlight to the window is not reduced to an unacceptable degree and the applicant has demonstrated on the plan that the extension meets the '45° rule' for adequate sunlight into windows.

The property to the west, No 12, is separated from the application dwelling by almost 5 metres. Given the size of the extension and this separation, it is not considered that it will cause any adverse effects to the amenity of these neighbours.

Windows are proposed for the front elevation of the extension and would overlook the applicant's own front yard only. There are no windows proposed for the side elevation which could over look No. 14. The main entrance door is proposed for the side elevation looking towards No. 12. The applicant proposes to re-position the existing door for the property which contains an obscure stained glass panel and will not result in any overlooking of No. 12's front yard.

Effects on the Site
The majority of the front yard area of the dwelling is currently available for off street parking and capable of accommodating two vehicles. While the extension will project into this area, the existing space available is large enough to continue to accommodate two vehicles.

Recommendation

APPROVE for reason that :- 1PPi

Conditions
1. C1Ci
2. C12Ei
3. C18Eiv ... east side ...
4. C18Cii ... west side ...

Case Officer: H Sheen

Date: 26/03/07

Head of Planning & Community Division: Peter Davies

Date: 29.3.07

Chairman of Planning & Regulatory Committee: A J Mills

Date: 29/03/07

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