Expires 24/4/08.

Development Control – Delegated Officer Report

Application Number: ADC/0117/08 **Recommendation – Permit Application**

Site: **42 Cokeham Road Sompting Lancing West Sussex**

Proposal: **Single-storey rear extension**

The Application

The application site is the eastern half of a pair of semi-detached bungalows located on the north side of Cokeham Road, Sompting. The property has no additions other than a large rear conservatory and is bounded on both sides by identical semi-detached bungalows.
This application seeks permission to add a small flat roofed extension off the rear elevation in the separation between the conservatory and the east side flank wall. The extension will enlarge the existing kitchen and will measure 2.1 metres in depth and 3.1 metres in width with a single rear facing window.

Consultations and Representations

Third Parties

Sompting Parish Council raise No Objection.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved until adoption of the new Adur Development Plan): AG1, AH7 and Appendix 11 '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.

Visual Amenity
The extension will be located off the rear elevation and will not be visible from the street. The flat roofed structure will continue the lines of an original small flat roofed projection that formulated part of the original kitchen section of the house and will not become an incongruous feature of the property.

Residential Amenity
The existing conservatory will block any visibility of the extension from the adjoining bungalow. The neighbouring pair to the east are separated by 1.8 metre fencing however, in any case, the extension is of insufficient depth to warrant any overbearing or potential overlooking concerns. This proposal will thus not conflict with local plan policy AH7.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci
2. C12Ei

Case Officer:.....

Date:4/4/08

PB 4/4/08