~~Expiry~~
~~11/08~~
~~8 weeks~~
11/2/08.

Development Control – Delegated Officer Report

Application Number: ADC/0749/07 **Recommendation – Permit Application**

Site: **18 Alandale Road Sompting Lancing West Sussex**

Proposal: **Proposed single storey front extension**

The Application

The application site is a semi detached bungalow within a street of similar style properties, most of which have been extended and altered in various ways. As with many of the properties within the street no. 18 Alandale Road has a front flat roof dormer. There is a garden area and off street parking to the front of the dwelling. The street slopes upwards to the north and no. 18 is at a higher ground level than the attached semi detached bungalow no. 16.

Permission is sought to add ~~a front~~ a front porch extension to the existing bungalow. The maximum height of the building is 3.9 metres with a part hipped flat roof. The maximum depth of the extension is 2 metres and the width is 3.75 metres.

Consultations and Representations

Third Parties: - No third party representations have been received.

Sompting Parish Council: - No objection

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: Development Control Standard No. 3 'Extensions and Alterations to Dwellings.'
PPS1 'Delivering Sustainable Development' (ODPM 2005)

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

The only properties to be affected by this proposal are no. 20 Alandale Road, the property to the north and no. 16 the attached semi detached bungalow to the south. The proposed extension is at a distance of 3.2 metres from the boundary of no. 16 and due to its limited depth is therefore not considered to have any adverse impact with regards to loss of light or overbearing impact in this case.

There is a distance of 4 metres between the proposed extension and no. 20 to the north. The extension will only protrude 1 metre further forward than the front of the adjacent property. There are no windows on the side elevation of the adjacent dwelling that would be affected by the proposed extension in this case.

Visual Amenity

The proposed extension is modest in scale and its design is in keeping with the character of the existing property and street scene. The extension will be rendered to match the existing building with bricks and tiles also to match.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Eii

Case Officer..... Date.....17/1/08.

PB 17/1/08