Application No.: ADC/0766/07 Recommendation – Permit Application

Site: 31 Upper Brighton Road, Sompting, West Sussex

Proposal: Front Extension

The Application

The application site contains the western half of a semi-detached pair of dwellings with cream render walls and a part-side-hipped clay tile roof, located on the southern side of Upper Brighton Road, within the built up area of Sompting.

Originally built in the late 1940's, a rear extension was added onto to the structure in 1962, with rooms in the roof including a conversion of the hip ended roof to its current configuration being approved by Council in 2000 (S/26/00/TP). The applicant now proposes the erection of a small front protrusion measuring 2.2m in depth, 3.55m in width and 2.6m in height, with a hip ended pitched roof that extends up to 4.3m in height at its apex.

Surrounding development south of Upper Brighton Road is almost exclusively single storey semi-detached houses, a number of which include small front protrusions similar to that proposed in this application.

Consultations and Representations

Sompting Parish Council: No objection.

Third Parties: The owner of No.29 (the other half of the semi-detached pair) has advised of no objection to 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.

With respect to front extensions Council's Development Control Standard No.3 states that they are particularly difficult to incorporate successfully with the existing house and street scene. It goes on to state that they should not usually extend significantly beyond the 'building line' or abut side boundaries, and in the case of semi-detached dwellings, they should only be allowed where the extension can be successfully assimilated into the street scene and not unduly affect neighbours. Windows in side elevations of front extensions, which are close to and overlook neighbouring properties will not usually be allowed.

Visual Amenity, Character & Appearance

Whilst the proposal will result in a further unbalancing of the semi-detached pair of dwellings, the hip-ended front protrusion is almost identical to a number of other front protrusions that exist in the immediate vicinity of the subject site (eg. No.'s 25, 27 & 35 Upper Brighton Road). In the case of No.35 it is worth noting that the front protrusion that already exists is not replicated on the other half of the semi-detached pair, as is the case with the other half of the semi-detached pair the subject of this application.

The depth of the structure is also quite limited (in that it does not extend significantly beyond the established building line along this portion of Upper Brighton Road), and its impact on the street scene is diluted by the expansive setback the building enjoys from the highway. The proposal is therefore considered unlikely to have an unreasonably detrimental impact on the character of the either the existing dwelling or the surrounding street scene.

Residential Amenity

Due to the separation distance between the front protrusion and adjoining development the proposal is also considered unlikely to have any adverse impact in terms of privacy, or access to daylight or outlook by nearby dwellings.

Access & Car Parking

Despite the extension the property retains sufficient space in the form of hardstanding area to accommodate the parking of several vehicles.

Recommendation

APPROVE for the reason:- 1PPi

Subject to:-

PB 28/1/08

1. C1Ci (Standard Time Limit)
2. C12Ei (External Materials to Match Existing)

Case Officer: ..... Date: 25/1/08