Expiry 4/05/07

Development Control – Delegated Officer Report

Application Number: ADC/0139/07 Recommendation - Permit

Site: 100 Cokeham Lane Sompting Lancing West Sussex

Proposal: Single-storey side/rear extension (garage demolished)

The Application

The application site is located on the western side of Cokeham Lane. The site contains a single storey detached 1950s bungalow with a flat roofed single garage on the southern side. There is an existing vehicle crossing at the south east corner of the site and a concrete driveway leading to the garage capable of accommodating two vehicles.

The applicant proposes to remove the existing garage and replace this with a side extension to the dwelling. This will accommodate a study and en-suite bathroom. The extension will be of the same width as the garage but will be longer by 3.1 metres. The extension will have a flat roof with a false pitch across the front elevation only to a maximum height of 3.4 metres.

The application site is typical of the west side of the street, which is characterised by single storey detached bungalows with hipped roofs. A number also have flat roofed side garages. The neighbouring property to the south, 102 Cokeham Lane, has had its side garage removed and has been extended in an almost identical manner to that proposed, in accordance with planning permission S/86/04. Side extensions of a similar nature have also been constructed at No. 112 in accordance with planning permissions S/21/92 and S/1/95.

Consultations and Representations

Consultees

The Sompting Parish Council has no objection to the proposal.

Third Parties

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

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7, AT12
Development Control Standard No. 3 "Extensions and Alterations to Dwellings"
West Sussex Structure Plan: DEV1, DEV4, DEV5

Planning Assessment

The Appearance

The existing garage is visible from the street but well set back from the front wall of the dwelling and is not a particularly prominent feature. The proposed extension will appear as a more prominent feature as it is set further forward on the site and will appear higher due to the false pitch proposed for the front elevation.

Despite this, it is not considered that the extension will have an adverse effect on the character of the dwelling or on the street scene in general. The extension will still be set back a significant distance (4.2 metres) from the main front wall of the dwelling and has a maximum height only slightly higher than the eaves on the main roof to ensure that it appears subordinate to the dwelling. While the majority of the extension has a flat roof, the false pitch on the front elevation will allow for a more sympathetic appearance to the main dwelling when viewed from the street.

The overall design and scale of the proposal is very similar to the extension already constructed on the neighbouring site, which appears very in keeping with both the existing dwelling and the street scene generally.

It is noted that the extension will abut the boundary and does not maintain the one metre set back usually required to avoid a cramped effect on site. The space maintained between this extension and the neighbouring extension will be approximately 350mm. This is the same separation as which currently exists between the garage and the neighbouring extension. As the proposed extension will be recessed further back into the site, the two extensions will not appear side by side in a continuous line and is not considered to result in a significant terracing effect.

Effects on Neighbours

The only property which could potentially experience effects as a result of this proposal is the neighbouring property immediately to the south (No. 102). The front walls of these two dwellings are set level on the site. The two extensions will not be located immediately in line with each other as the proposed extension will be set 2 metres further back on site. It will also project past the rear of the neighbouring extension by 2 metres but this is not considered to result in significant effects on the amenity of that site, given that the application site is on the north side and there is already a garage of a similar scale in this position.

The side elevation of No. 102 contains only one window, which is a narrow window near the front for the purposes of allowing natural light into the hallway. The proposed extension is setback purposely to avoid a significant loss of light to this window.

No windows are proposed in the side or rear elevations of the extension which would lead to any overlooking.

Parking

The site currently contains sufficient on-site parking space for three vehicles with the single garage and space for two vehicles in the driveway. The proposal will result in the loss of the garage space and reduce the space available in the driveway.

The West Sussex County Council maximum parking standards require 2-3 bedroom dwellings to have 2 on-site parking spaces. While this proposal will result in only one space being available, there are no on street parking restrictions and does not appear to be a problem with parking congestion, so this is considered acceptable. It is also noted that the extensions approved at Nos. 102 and 112 have also reduced the on site parking provision to one space and these were considered acceptable.

Recommendation

APPROVE for reason that :- 1PPi

Conditions

1. C1Ci
2. C12Ei
3. C18Eiv ... south side ...

Case Officer: .....

Date: 3/04/07

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