Development Control – Delegated Officer Report

Application expiry: 26.12.06.

Application Number: ADC/0408/06 Recommendation - Permit

Site: 5 St Pauls Avenue Sompting Lancing West Sussex

Proposal: Single-storey rear extension (revised scheme)

The Application

The application property is a detached bungalow on the south side of St. Paul's Avenue. The proposal is for a single storey flat-roofed rear extension 4.0m in width, by 3.8m deep, by 3.2m in height.

The application is a revision of a previously refused application (ADC/282/06/TP) which was for a similar single-storey rear extension and rooms in the roof with rear dormer. The original application was refused due to the large size and unsympathetic design of the rear dormer.

Consultations and Representations

Contributors
Both Sompting Parish Council and Worthing Borough Council have no objections to the proposals.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7.
West Sussex Structure Plan: DEV1.

Planning Assessment

The property is located as the last of three dwellings on the south side of St. Paul's Avenue with no properties to its west or south, it backs onto the strategic gap separating Sompting from Worthing Borough.

The proposed single-storey rear extension would follow the building line of the existing rear extension and south elevation of the original property. The design of the proposal is sympathetic to that of the existing rear extension and it is considered that it would not have an adverse effect on the visual amenity of the area. It would not affect the outlook, privacy or amount of daylight available to any of the adjacent properties.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12E

Case officer: [redacted]
Date: 1/12/06 [redacted] 4/12