Expiry Date - 23/11/2010

Development Control – Delegated Officer Report

Application Number: ADC/0361/10 **Recommendation – Permit Application**

Site: **45 Valley Road Sompting Lancing West Sussex**

Proposal: **Single-storey rear extension (existing conservatory removed)**

The Application

The application property is a semi detached bungalow located on the south side of Valley Road. It has a small flat-roofed conservatory extension at the rear and a lean-to side extension, both of which it is proposed to remove. The application proposes a single storey flat roofed extension running across the full width of the plot, measuring8.6m wide, 5m deep and 3.1m high. A 1m deep deck is proposed in front of the extension with steps leading to the garden, approximately 0.3m high. A new entrance is to be formed at the side with an open sided porch (with solid wall at its southern end). The extension will be rendered to match the existing building.

Consultations and Representations

Consultations/Comments

None

Third Parties

No representations received

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development (ODPM 2005)

Planning Assessment

Policies

Policy AH7 refers to residential extensions but the principles are the same when considering extensions to non-residential buildings. It 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. The proportion of the garden area taken up by a proposal should not be excessive. Rear extensions which abut or are within 1m of a common side boundary with an attached dwelling should normally be no deeper than 3.5m.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual amenity and character

The proposed extension is large and arguably is disproportionate in size to the original dwelling. Its width across the full plot will result in it being visible from the road, although it will be partly screened by the proposed side porch. The depth of the extension is in excess of what would normally be permitted; however, the neighbouring properties on either side have extended by 3.6m (43) and 4.5m (47) and the current proposal at 5m is not out of keeping with many other properties in the road.

Residential amenity

The application is in excess of the 3.5m depth stipulated by the Council's DC Standard. However, the properties on either side have extended at the rear and the proposal will not project 3.5m beyond the rear of those extensions. Consequently, there will not be any loss of light or outlook as a result of this proposal.

A previously-proposed roof overhang and wall at the end of the extension has been deleted to further reduce any impact on neighbours.

Recommendation

APPROVE for reason that:-

1PPi

Expiry Date - 23/11/2010

Subject to:

1. C1Ci
2. C12Ei
3. This permission relates to the following approved plans:-
   1:1250 Scale OS Sitemap and 1:500 Scale Block Plan date stamped received 28 September 2010, Revised Drawing No. 10/609/01 (Proposed Elevations, Floor Plan and Roof Plan) date stamped received 20 October 2010

   Reason- For the avoidance of doubt and in the interests of ~~proper~~ residential amenity. ~~planning~~.

Case Officer Peter Barnett Date 28 October 2010 [redacted] 28/10