Dap 25/12

Development Control – Delegated Officer Report

Application Number: ADC/0404/06 Recommendation – APPROVE

Site: Laburnum Cottage, West Street, Sompting

Proposal: Two-storey rear extension

The Application

The application relates to a very small detached cottage (which until a few years ago had laid derelict for many years). It is situated to the immediate west of the Ball Tree public house, close to the junction with Western Rd North. It is built of flint with a single-storey timber extension on the east side and a timber rear lean-to.

The proposals are to demolish the rear lean-to extension and erect a flint-faced two-storey extension measuring 4.5m deep and 3.6m wide.

Consultations and Representations

Sompting Parish Council: Objects on grounds that this development, on a prominent corner, would be out of keeping with the historic building and neighbourhood, and an overdevelopment as the site is not big enough.

Third Parties: No comments received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC1, DEV1, DEV4-5
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7, AT12 and Appendix 11 'Supplementary Planning Guidance' comprising:- Dev Control Standard No 3 'Extensions & Alterations to Dwellings'
PPS1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

The building is not listed nor within a Conservation Area. 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 to dwellings should be designed so as not to result in an unacceptable degree of overlooking, loss of natural light or overbearing effect on neighbouring dwellings, and to be of sympathetic design and materials to the original dwelling and the area in general.

Visual amenity

The proposed extension has been designed to harmonise with the form, design and materials of the existing cottage. It would be built of flint (with stock brick quoins), have a slate hipped roof and small widows in keeping with the existing building. Contrary to the views expressed by the Parish Council, it is not considered that it would be out of keeping with either the building or the neighbourhood. It would be seen from the road junction to the east and would change the proportions of the cottage, which at present is tiny, but would not be detrimental to the streetscene.

Residential Amenity – Privacy and daylighting

The extension has been designed with a blank west side wall, so as not to affect the privacy of Penfold Cottages to the west which, in any case, have a blank side wall. It would not affect daylighting to the latter as it would only exceed the height of the existing flint boundary wall by 1m-2m. The windows in the extension would face eastwards onto the small garden and parking area in front of the garages, with the end of the Ball Tree Inn 16m away to the east.

Residential Amenity – amenity space

The property is very small and has a small rear garden enclosed by high walls and fences, with an 8m high tree. The current area of the garden is approximately 72 square metres and the proposed extension would reduce this to about 60sqm. The Council's minimum standard for a three-bedroom detached house is 85sqm (cf. 65sqm for a three-bedroom terraced house). Given that, even with the proposed extension, the dwelling would still be relatively small (about 90sqm floor area) and that it would not affect any other properties adversely, it is considered that it is appropriate to relax the Council's minimum standard in this particular case.

Recommendation

APPROVE for the reason :- 1PPii

Subject to:-

1. C1Ci
2. C12Eii

Case Officer.... [redacted] Date...4/12/06.....

Head of Planning & Community [redacted] Date...4.12.06...

Chairman of Committee. [redacted] Date...4/12/06.