Expiry 6/10/08

Development Control – Delegated Officer Report

Application Number: ADC/0403/08 **Recommendation – Permit Application**

Site: **41 Upper Brighton Road Sompting Lancing West Sussex**

Proposal: **Single-storey rear/side extension**

The Application

The site is located within the built up area of Sompting, a semi detached, rendered bungalow located to the south of the A27. The bungalow has vehicular access with hard standing to the front. There is an existing store and conservatory to the rear of the bungalow.

Permission is sought to demolish the existing extensions and build a side and rear extension comprising a part hipped roof brick and tile, bedroom extension and kitchen breakfast room and a conservatory with a lean to roof. The extensions have a maximum width of 8.9 metres and maximum depth of 7.2 metres. The main extension has a maximum height of 4.2 metres and the conservatory is 2.8 metres high maximum.

Consultations and Representations

Third Parties: - No third party representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' including: - Development Control Standard No. 3 'Extensions and Alterations to Dwellings.'
PPS1 'Delivering Sustainable Development' (ODPM 2005)

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, which relates specifically to extensions and alterations to dwellings, states that they should be designed so as not to result in an unacceptable loss of light or privacy or have an overbearing effect on neighbouring dwellings and be sympathetic to the original dwelling.

Residential Amenity

The main properties to be affected are those either side of the site, no. 43 the attached bungalow to the west and no. 39 to the east. There will be a distance of 0.8 metres between the side extension and the boundary with no. 39, and a minimum distance of 4 metres to the neighbouring building. There are two windows proposed on the east side elevation of the extension these will be conditioned to be obscurely glazed and permanently non-openable to ensure that there will be no over looking. It is not considered that there will be any significant impact with regards to loss of light or overbearing impact which would warrant a refusal in this case.

No. 43 to the west is attached to the application site and the proposed conservatory will be built up to the boundary and was originally proposed to extend by 4.3 metres. Amended plans have been received showing the conservatory reduced to 3 metres along the boundary. It is considered that this will reduce any adverse impact with regards to loss of light or overbearing impact.

Visual Amenity

The side extension will be visible in the street scene, however it is set back by 19 metres from the front of the site and is limited to 1.8 metres in width with a pitched roof. The proposed extensions are in keeping with the design and scale of the existing bungalow.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei
3. C18C3 – Amended – The windows in the east side elevation of the extension shall at all times be glazed with obscured glass and fixed to.....
4. C18C3 – Amended – The windows in the west side elevation of the conservatory shall at all times...
5. C14Ai – 15th October 2008. AH7, DEV1

..plan (Drawing No. 01 Rev. A)

Case officer....J Bober.....Date....15/10/08.....

15/10