Development Control – Delegated Officer Report

Application Number: ADC/0001/10 **Recommendation – Permit Application**

Site: **5 Derwent Close Sompting Lancing West Sussex**

Proposal: **Demolition of existing garage, utility room and conservatory and erection of single-storey side and rear extension**

The Application

The site is located within a cul-de-sac in Sompting. A semi detached bungalow with off street parking to the front and a single detached garage to the side. There is an existing rear conservatory and a side utility extension. To the south of the site is the railway line and to the west (rear) is Western Road. The plot is large in relation to the footprint of the existing bungalow.

Permission is sought to add a single storey side and rear wrap around extension which will involve the demolition of the existing conservatory, utility extension and single garage. The extension will extend the side by a maximum of 7.4 metres reducing to 3.8 metres at the front. To the rear the extension will extend by 2.7 metres. A dummy pitch roof is proposed to a maximum height of 3.5 metres reducing to a flat roof to the rear at 2.4 metres. The extension will provide a third bedroom and en-suite, a larger lounge, kitchen breakfast room and separate lounge/dining room.

Consultations and Representations

Third Parties: - 1 letter has been received from no. 3 Derwent Close stating that they have no objection to the extension however they request that the close is kept clear of lorries as this results in restricted access to the road.

Sompting Parish Council: - The Parish Council objects to the application. The proposal is out of keeping and is out of character with the neighbourhood and is over development of the site. Also that it affects the street scene and there is a lack of positive off street parking available.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II '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 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, 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.

Visual Amenity

When viewed from the front from within Derwent Close the front, narrowest part of the side extension is visible, 3.8 metres in width. The width of the site increases due to the angle of the boundary. The site is clearly visible from Western Road to the rear which is at a higher level. Amended plans have been received which show the dummy pitched roof continuing along to the rear extension. This improves the appearance of the extension when viewed from the rear. It is considered that this design is more appropriate and aesthetically pleasing than the originally submitted flat roof design. It is considered that the proposed extension (as amended) will not have any adverse impact on the character of the surrounding area of street scene.

The proposed extensions do appear large in relation to the original two bedroom bungalow however the plot size is disproportionate to the existing bungalow size and the extension therefore does not represent over development of the site. The design is considered appropriate and the scale is not overly dominant.

Residential Amenity

The main properties to be affected are those either side of the side, no 6 Derwent Close the attached bungalow to the north and no. 4 to the east. The rear extension will be built up to the boundary with no. 6 however it will only extend 2.7 metres to the rear. The proposed extension to the dummy pitch will result in an increase in height from the originally submitted flat roof design at 2.4 metres to 3.5 metres however it is considered that the height increase at this depth is acceptable and will not result in any significant loss of light or overbearing impact to the neighbouring bungalow that would warrant a refusal in this case.

The side extension will bring the bungalow closer to the boundary with no. 4 which has also been extended to the side and rear. There will be a back door and kitchen window on the side elevation of the extension facing onto the boundary. It is however considered that due to the height of the extension and the screening provided by the existing fence and garage along the boundary at no. 4 that there will be no loss of light, loss of privacy or overbearing impact.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei
3. The development hereby permitted shall be carried out in accordance with the following approved plans: permission relates to the following plans: -

   Existing and Proposed Elevations and Floor Plans
   Drawing no. 2455-01 Rev A Date Stamped Received 22nd January 2010.
   Reason: For avoidance of doubt and in the interests of proper planning.

Case Officer... [redacted] .....Date.....5/2/10 PB 5/2/10

Planning Services Manager.....Date.....

Chair of Planning Committee.....Date.....