Application Number: ADC/0151/08 Recommendation – APPROVE

Site: 32 Cokeham Lane, Sompting

Proposal: Single storey rear extension

The Application

32 Cokeham Lane is a semi detached property. It has a large flat roofed timber clad dormer extension on the rear roofslope which extends up from the rear wall of the house. It is proposed to construct a single storey mono pitched extension along the rear of the property, with the existing dormer reduced in size, brought off the rear wall and re-clad in slates to match the main roof. It will measure 8.55m wide, 2.65m deep and 3.4m high. Two velux windows will be located within the new roofslope. The extension will be rendered and painted white to match the existing house.

The other half of the pair is currently being extended, including a roof extension. It is separated from the application site by a boundary fence and the side wall of a small single storey extension.

Consultations and Representations

Sompting Parish Council – no objection

No third party representations received

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, CH1, DEV1
Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AH7

Planning Assessment

Policies

The site is located within the built up area of Sompting. Policy DEV1 of the West Sussex Structure Plan states that development should not be permitted unless it is of high quality and integrates with, or enhances, adjoining land-uses. Development should have regard to the local context including views into and out of the site and the use of materials and building styles.

Policy AH7 of the Adur District Local Plan requires extensions to be of a design and use of materials which are sympathetic to both the original dwelling and the area in general, while the proportion of the garden area taken up by the proposal should not be excessive having regard to the character of the area.

Visual amenity

The extension is located at the rear of the property and will not be visible from a public viewpoint. It is a modest proposal which is sympathetic to the original property and will improve the appearance of the rear of the building.

Residential amenity

The proposed extension will not result in any loss of light or outlook for neighbouring occupiers. The garden is well screened from its neighbours and the extension will not be particularly visible.

Recommendation

APPROVE for the reason

1PPi

Subject to

1. C1Ci
2. C12Ei

Case Officer R Barnett

Date 22/4/08