expiry 06.09

Development Control – Delegated Officer Report

Application Number: ADC/0424/07 **Recommendation - Permit**

Site: **2 Abbey Road Sompting Lancing West Sussex**

Proposal: **Removal of outbuilding and replacement side extension, loft extension and conservatory to rear**

The Application

The application property consists of a semi-detached hip roofed bungalow located on the east side of Abbey Road, 40m to the north of the junction with Cokeham Road.

The property is located within a wide site which narrows to the rear of the property. The neighbour to the south is the corner property (24 Cokeham Road) and is sited at an angle to, and in front of the building line of the application property. The attached neighbour (No.4) is similar in design but has a rear projecting single-storey extension on the east side.

The proposal is for a south side extension with rooms in the roof and a rear conservatory.

Consultations and Representations

Third Parties

There have been no third party objections.

Sompting Parish Council – 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.
Development Control Standard No.3 'Extensions and Alterations to Dwellings'.

Planning Assessment

The application property is located within the built-up area of Sompting where the principal of residential development is acceptable. The main concern of the proposals are the effects on the residential amenity of the adjacent properties and the effect on the streetscene.

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 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 proposals had originally been submitted with a rear conservatory which was 5.0m in length within 1.0m of the common boundary with the attached property (No.4). This was contrary to advice given in Dev. Control Standard No.3 which states that rear extensions which are within 1.0m of a common boundary with an attached property should be no longer than 3.5m in length.

The plans have been amended and now show a conservatory which would be 3.5m in length, by 6.3m wide. To the south would be a decked area with a raised floor level and balustrade with access to the rear garden. It is considered that the proposed conservatory, as amended, would not have an overbearing or unneighbourly effect on the attached dwelling. The windows in the east elevation would be obscurely glazed and would therefore prevent their being any loss of privacy from the rear of the attached dwelling (No.4). A garden length of 26m would be retained and would protect the privacy of the properties to the east.

The proposed side extension was originally considered to be excessive in size which would have been out of proportion to that of the original dwelling, and due to the site having a relatively open frontage would have been over dominant for the location. The size of the side extension has been reduced and would now be 4.8m in width, with the length of the proposed ridge being more in proportion to that of the existing.

The design is considered to be in keeping with that of the original dwelling and the scale of the side extension would not be too dominant within the context of the street-scene.

The proposed rear dormer is small in size and would not have an adverse effect on the privacy of the neighbouring properties.

Recommendation

APPROVE for reason that :-

1PPii

1. C1Ci.
2. C14Aii – amended
   24.08.07. AH7 of the ADLP and DEV1 of the WSSP
3. C18C3 – amended
   The glazing in the north side elevation of the conservatory shall at all times be of obscured glass.
   Reason: *To prevent overlooking and to comply with policy AH2 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*
4. C12E::

Case Officer:
Date: 04.09.07 CS 3/9/07