Expiry Date - 08/02/2011

Development Control – Delegated Officer Report

Application Number: ADC/0484/10 **Recommendation – Permit Application**

Site: **5 Ullswater Road Sompting Lancing West Sussex**

Proposal: **Replacement front pitch-roofed dormer, front hallway extension, single-storey rear extension, rear decked area and garage**

The Application

The application property is a detached hipped roof bungalow located on the south west side of Ullswater Road in a bend in the road where it joins Thirlmere Crescent. It has front and rear dormers, a rear conservatory and a detached garage. It is proposed to remove the conservatory and demolish the garage and to construct the following:

- A new pitched roof front dormer
- A small front extension to form a new entrance door (removing the existing porch and blocking up a window)
- A flat roofed rear extension measuring 4m deep across the full width of the property but with an additional 2.2m utility room extension at the south west corner
- A new flat roofed garage, measuring (as amended) 7m deep, to be attached to the proposed utility room extension
- A decked area 0.5m high along the front of the rear extension with a 3m high weatherboard clad wall around the north western end
- A larger flat roofed dormer on the rear roofslope
- Alterations to openings including new window openings at ground floor

NB – the rear dormer is permitted development as are the ground floor window alterations

Consultations and Representations

Consultations/Comments

None

Third Parties

No representations received

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AH7 and Appendix 11 '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 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 proportion of the garden area taken up by a proposal should not be excessive.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual amenity and character

The proposal, whilst comprising a number of elements, will have relatively little impact on the street scene. The front extension is a minor alteration which will not unduly affect the character or appearance of the dwelling. The front dormer is pitched roofed, set down below the ridge following the receipt of amended plans, and will not appear out of character as there are several examples of front dormers in the street, including both neighbours. The dormer replaces an existing flat roofed dormer.

At the rear, the 4m deep extension is within permitted development tolerances while the replacement garage projects about 1.5m further into the garden than the existing structure. The property enjoys a large rear garden and the proposals will not appear cramped or overdeveloped.

Residential amenity

The front extensions will have no impact on residential amenity. At the rear, the 4m deep extension will be 1.6m from the boundary with No.7 to the north. The 3m high wall at the end of the decking will be only 0.6m from the boundary. However, the dwellings are angled away from each other to the

extent that the side of No.7 will be 9m from the extension. Furthermore, there is a large garage/outbuilding on the boundary with No.5 which will screen the extension from the main dwelling. Consequently, the extension and decking will not cause any loss of light, privacy or outlook to No.7.

To the south east, No.3 Ullswater Road is also angled away from the site due to the bend in the road. The rear extension and decking will be screened from No.3 by the replacement garage which will sit, as existing, on the boundary with No.3. It will project 1.5m further into the garden than existing and will result in quite a long blank wall on the boundary at a height of 2.8m (the existing garage is 2.5m high).

No.3 has a side extension with conservatory and an extension at the rear which are slightly raised due to a drop in land levels. The conservatory will continue to receive sunlight for most of the day and is not considered to be adversely affected by the increased depth of the garage (which has been reduced from 8.49m to 7m during the course of the application). The angle of the properties and the existing boundary hedge help to mitigate the impact of the proposal and it is considered, on balance, that the increased length and projection of the garage will not cause serious harm to the residential amenities of the occupiers of No.3.

At the rear the site backs onto fields, screened by trees, and will not result in a loss of amenity.

Recommendation

APPROVE for reason that:-

1PPi

Subject to:

1. C1Ci
2. C12Ei
3. C18E3 south east side wall of the garage
4. This permission relates to the following approved amended plans:
   Proposed Plans and Elevations (Rev B) date stamped received 2 February 2011
   Location Plan and Block Plan on Existing Details drawing date stamped received 14 December 2010
   Proposed Sections date stamped received 2 February 2011
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 2 February 2011