Expired. 21/5/07

Development Control – Delegated Officer Report

Application Number: ADC/0172/07 **Recommendation - Application Permitted**

Site: **12 Arnside Close Sompting Lancing West Sussex**

Proposal: **Demolition of detached garage and construction of new single storey extension**

The Application

The application site contains a detached bungalow with brick and rendered elevations and a gabled roof. The bungalow is orientated on the plot such that the gable end fronts Arnside Close. The plot itself is triangular in shape, broadening to the rear of the site and providing a large garden area.

The application proposes to demolish an existing garage and green house along the northwest boundary of the plot and construct a side extension along the western side of the house. The extension is to measure 3.5m in width 7.9m in length and be 2.8m in height with a flat roof. Two roof lights are proposed, one over the proposed extension and one over an existing rear extension at the property.

The application is a re-submission of a previous application for two large roof dormers (ADC/0049/07) which was refused.

Consultations and Representations

Consultations/Comments
The Sompting Parish Council has no objection to the proposed extension providing that adequate provision is made for off-road parking.

Third Parties
No third party letters have been received.

Relevant Planning Policies and Guidance

Adur District Council: AG1, AH7
West Sussex Structure Plan: DEV1

Planning Assessment

The relevant planning issues of this application are the impact of the extension on the character of the bungalow and the impact on adjoining residential amenity.

Design and Appearance
The proposed side extension is generally considered to be at a scale and proportion which is consistent with the existing bungalow. The side extension will have a similar visual appearance to the existing garage, which is located along the western side boundary and proposed to be demolished as part of this application. The side extension will not have a significant impact on either the existing character of the bungalow or the street scene.

Residential Amenity
The proposed extension is to contain a glazed bathroom window to the front elevation, and a door and windows to the eastern elevation. The original proposal included a window to the southern elevation, however a concern was raised that this window would overlook the properties to the rear. The plans have now been amended removing the proposed window on the southern elevation and incorporating roof lights in the proposed extension and the existing dwelling. The proposed window and door on the eastern elevation should not cause any significant overlooking issues as there is a distance of approximately 16m from the eastern elevation of the extension to the eastern boundary fence.

The proposed extension will be located 2.5m from the western side boundary and will have a similar visual appearance to the existing garage located along the western side boundary. Adjacent residential amenity should not be unduly affected by the proposal.

Parking
The front of the property contains a hard surfaced area and it was noted on site that this area provided parking for two cars. The removal of the garage therefore will still allow adequate on site parking.

The proposal should be approved.

Recommendation

APPROVE for reason that:- 1PPi

Conditions

1. C1Ci
2. C14Ai '...received on 24 April 2007 and not...'
   Reason '...policy AG1, AH7 of the ....DEV1 of the...'
3. C12E
4. C18Eii '...in the western or southern walls of the extension...'

Case Officer:.....

Date:.....30/4/07.....