Expiry 29/10/08

Development Control – Delegated Officer Report

Application Number: ADC/0432/08 **Recommendation – Permit Application**

Site: **114 Upper Brighton Road Sompting Lancing West Sussex**

Proposal: **Single-storey rear extension (with first-floor rear extension to roof built first as 'permitted development')**

The Application

The site is located within the built up area of Sompting, north of the A27. A semi detached pitched roof bungalow within a row of similar style bungalows. To the east is an attached bungalow, No. 112 with an existing single storey flat roof rear extension. To the east is a detached bungalow with a single storey flat roof extension to the rear. There is a garden to the front of the bungalow, the property has no vehicular access or off street parking.

Permission is sought to add a single storey, flat roof rear extension 8 metres wide, 3.5 metres deep and 2.5 metres in height. The extension will accommodate a bedroom and dining room both rooms will have access onto the garden.

Consultations and Representations

Third Parties: **-** No third party representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' including Development Control Standard No. 3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development' (ODPM 2004)

Planning Assessment

Policies

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.

Residential Amenity

The main properties to be affected by the proposed extension are those either side of the site. Both of the neighbouring properties have existing flat roof rear extensions which will screen most of the proposed extension. However the rear extension does extend by 3.5 metres and therefore meets with Council's Development Control Standard and therefore there is not considered to be any adverse impact in this case with regards to loss of light of overbearing impact.

The dwellings to the rear of the site are at least 30 metres from the proposed extension and therefore there will be no impact on the occupiers of these neighbouring properties in this case.

Visual Amenity

The extension is located to the rear of the dwelling and is therefore not visible within the street scene. It is in keeping is size and scale with the existing bungalow. The flat roof design is consistent with the design of other adjacent extensions.

The ~~amended~~ plans show a rear dormer which has not yet been constructed, this is permitted development and relates to an application for certificate of lawfulness ADC/0376/08.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei
3. C18F

Case Officer.....Date...21/10/08

PB 21/10/08