Expires 28/10

Development Control – Delegated Officer Report

Application Number: ADC/0435/08 **Recommendation - Application Permitted**

Site: **40 Loose Lane Sompting Lancing West Sussex**

Proposal: **Single-storey side extension ('granny' annex) ~~and detached motorcycle store to south~~** PLEASE AMEND DESCRIPTION

The Application

The application property is a semi detached dwelling located on an L-shaped plot on the corner of Loose Lane and Peveril Drive. There is currently a flat roofed outbuilding at the side which is set back towards the rear of the building. There is a large area of open space at the side which adds to the character of the street.

It is proposed to demolish the outbuilding and to construct a single storey extension measuring 4.4m wide at the front, 9m deep and 3.5m high with a dummy pitched roof. It is to be used as a granny annex with its own entrance on the side but with an internal door to link to the main house. The existing side entrance door is to be moved to the front of the building, replacing an existing window.

Consultations and Representations

Consultations/Comments

None

Third Parties

1 letter of objection received from the occupier of an unspecified property – increased noise, fumes, fire risk

Relevant Planning Policies and Guidance

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

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.

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 extension will be on a prominent corner and it was considered that a flat roofed building would not be acceptable. The design has therefore been amended to incorporate a dummy pitched hipped roof which will improve its appearance in the street scene.

A detached motorcycle store was also proposed to the side of the extension but it was considered that its flat roof design and even greater prominence in the street made it unacceptable. This element has been withdrawn from the application.

Residential amenity

The extension is at the side of the house and will have no adverse impact on any neighbouring property. The nearest house to the south is some 25 away while the house at the rear is 9m from the back of the extension.

Recommendation

APPROVE for reason that :-

1PPi

Subject to

1. C1Ci
2. C5E
3. C12Eii
4. C14Ai 23 October 2008 AH7 and DEV1

Case Officer P. Barnett

Date 23/10/08