expiry 12.09.07

Development Control – Delegated Officer Report

Application Number: ADC/0436/07 **Recommendation - Permit**

Site: **37 Herbert Road Sompting Lancing West Sussex**

Proposal: **Single storey rear extension**

The Application

The application property is a semi-detached bungalow on the west side of Herbert Road within the built up area of Sompting. The bungalow itself is the southern half of the pair and is sited on a sloping site, some 1.0m below that of the attached neighbour.

The proposal is for a single-storey rear extension with double hipped roof and balcony. The extension would be built on wooden stilts to overcome the gradient of the site and would be 7.0m wide by, 3.5m deep (depth of the extension only) by, 3.5m in height (eaves level adjacent to No. 39) The balcony would project 1.5m from the rear elevation of the proposed extension.

The attached property benefits from having a single-storey rear extension 3.5m in depth which has access via steps onto a rear patio approximately 1.5m in depth. The difference in site heights results in the southern wall of the extension at No.39 being 4.5m in height with the patio area being 1.2m approximately in height.

The property to the south (No.35) is a similar semi-detached bungalow which is extended with a rear conservatory and west facing balcony. The balcony is screened from the north by a shed, trees and shrubs on the boundary between itself and No.37.

Consultations and Representations

Third Parties

The have been no third party objections to the application.

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

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 - overlooking
The application has been amended since its first submission to take into account the expected overlooking of the attached property that would have resulted from the proposed balcony. The applicant has now introduced a 1.8m high timber screen along the northern edge of the balcony which will provide adequate privacy for both the rear patio at No.39 and the proposed balcony.

Visual amenity - materials
The applicant has said that they wanted to use particularly renewable materials to construct the proposals in as environmentally friendly way as possible, this is to include timber framework and support posts for the extension and sweet chestnut cladding for the exterior. The roof is proposed to be covered in a matching roof tile to that of the existing house, and the double hipped design with wooden cladding and timber supports is considered to be acceptable.

The amended plans show the southern elevation being pebble-dashed to match the existing property which will keep the extension in-keeping in appearance to that of the existing bungalow as seen from the road. The property itself backs onto the strategic gap between Sompting and Worthing and the materials which will be visible from the rear are, although not particularly in-keeping with, not likely to have an adverse effect on the visual amenity of the surrounding area.

Residential amenity
The main extension will not project past the rear of the extension of the attached property and would not be overbearing or have an effect on the outlook or amount of light available to the rear dormer at No.39.

Recommendation

APPROVE for reason that :- 1PPii

1. C1Ci.
2. C14Ai – amended
   This permission relates to the amended plans received on 13.08.07 and not to the plan originally submitted.
   Reason: *For the avoidance of doubt and because the application as originally submitted was unacceptable having regard to policy*

AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.

3. C18iv – amended (south) = C18Eiv
4. C12Eii – amended
   The materials and finishes of the southern wall and roof of the extension and alterations hereby permitted shall, prior to commencement of use of the extension, be completed to match in colour and texture those of the existing building.
   Reason: *in the interests of visual amenity and to comply with policy AH7 of the Adur District Local Plan and DEV1of the West Sussex Strcuture Plan.*

Case Officer: [signature]
Date: 14.08.07

CS 22/8/07.