Expiry Date - 25/01/2012

Development Control – Delegated Officer Report

Application Number:
AWDM/1018/11

Recommendation – Approve Application

Site: **3 Cokeham Gardens Sompting Lancing West Sussex**

Proposal: **Single storey rear extension to replace conservatory**

The Application

The application relates to a link detached bungalow located on the southern side of Cokeham Gardens, a cul -de sac within the built up area of Sompting. The bungalow is currently undergoing renovation works and the lean to extension shown on the plans has been demolished.

The plans show an existing lean to extension, 1.6 metres deep with a maximum height of 2.2 metres. Permission is sought to replace it with a flat roof single storey extension 4.2 metres deep, flush with the original rear projection. The extension will have a maximum height of 2.7 metres and will accommodate an open plan living room/kitchen area. Bi folding doors are proposed to the rear elevation.

Consultations and Representations

Third Parties : - No third party representations have been received

Relevant Planning Policies and Guidance

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

Policy AH7 of the Local Plan states that extensions and alterations to dwellings 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.

Supplementary Planning Guidance is contained in DC Standard No. 3 'Extensions and Alterations to Dwellings.' This states amongst other things that the most important basic principle is that any extension should be in keeping with the appearance, scale, design and character of both the existing

dwelling and street scene generally.

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 acceptable.

Visual Amenity

The proposed flat roof extension is to the rear of the bungalow and is therefore not visible within the street scene. Although the extension is deeper and higher than the existing lean to extension it is considered to be acceptable in this case. It is not overly dominant in relation to the scale and design of the existing bungalow.

Residential Amenity

The extension will infill the existing space between the rear projection of the bungalow and the existing garage which abuts the boundary therefore it is screened from the adjacent neighbouring properties. It is not considered that there will be any adverse impact on the residential amenities of the occupiers of the adjacent bungalows in this case.

Recommendation

APPROVE for reason that :-

1PPi

Subject to: -

1. C1Ci
2. C12Ei
3. C1Ei The development hereby permitted shall be carried out in accordance with the following approved plans.

   Proposed Block Plan, Drawing No. 9593/1A. – received 30th November 2011

   Reason : For the avoidance of doubt and in the interests of proper planning.

Case Officer Hannah Barker Date 4th January 2012

PB 5/1/12