~~3/5/08~~

Expiry - 2/6/08

Development Control – Delegated Officer Report

Application Number: ADC/0183/08 **Recommendation – Permit Application**

Site: **33 Hillside Road Sompting Lancing West Sussex**

Proposal: **Side gable, front and rear dormers and single-storey rear extension (renewal S/32/03/TP)**

The Application

The site is located within the built up area of Sompting, within an area which comprises mainly of semi detached bungalows of similar original design however most have been extended and altered. Many have front and rear dormers and roof gable extensions.

Previously permission was granted under application reference S/32/03/TP for a side gable, front and rear dormers and a single storey rear extension. Permission was granted on 24th June 2003 with a condition attached to state that work should be commenced within 5 years of the date of the permission. As the permission is going to expire shortly the applicant wishes to apply in the form of a new application to allow for a continuation of the time period for commencement of works for a further three years.

Consultations and Representations

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

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 II '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.

Visual Amenity

The previously approved application was considered against the current local plan policies and it is not considered that there is any reason to justify the refusal of this current application in the light of the previous approval in 2003.

The proposed front dormer is not particularly sympathetic to the existing dwellinghouse but would not be harmful in appearance. There are many other front dormers of a similar size in the streetscene so it would not appear incongruous. The proposed rear dormer is notably large but would not be visible in the street scene and is not dissimilar to many other rear dormers in Hillside Road. Also the hip to gable end has also been carried out on many dwellings in the street.

The single storey rear extension will not be visible within the street scene.

Residential Amenity

As set out in the previous assessment the proposed extension reaches a maximum height of 3.8 metres above ground level due to the fact that the ground level slopes downwards towards the rear of the property. The extension would, therefore be notably higher than a typical flat roofed single storey rear extension. The ground also slopes downwards from north to south. As a result the proposed extension would appear significantly higher to 31 Hillside Road. Having said this there will be a reasonable distance between the two properties, so although the occupiers of no.31 would be aware of the proposed extension it would not have a harmful impact.

The attached property no. 35 Hillside Road would also be aware of the extension as it will be built up to the boundary however it is not considered that there will be a significant degree of loss of light as the depth of the extension is 3.5 metres which is in line with the Council's Development Control Standard.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei
3. C18Eiv – amended – north or south walls of the single–storey rear extension.

Case Officer..... Date.....8/5/08.....

PB 8/5/08