Expiry Date - 28/09/2010

Development Control – Delegated Officer Report

Application Number: ADC/0287/10 **Recommendation – Permit Application**

Site: **2 Mountview Road Sompting Lancing West Sussex**

Proposal: **Single-storey rear extension**

The Application

The application site is the southern half of a pair of semi detached bungalows on the west side of Mountview Road. Valley Road runs to the south of the site. The bungalow is situated on rising ground level with the attached bungalow being approximately 1.2 metres higher than the application property. The bungalow had previously been extended with a loft conversion, single storey 'L' shape extension and a detached garage.

Permission was refused in 1992 for a flat roof single storey rear extension 4 metres in depth, (S/(/92/TP.) It was considered that the extension was overbearing and detrimental to the residential amenities of the adjoining property as well as on design grounds. Since this time the extension was reduced in depth and constructed under the property's permitted development rights. Permission was granted in 2005 to extend this addition further and add a pitched roof and raised decking, (S/73/05/TP.)

Permission is sought to add a further component to the single storey extension to infill at the site of the existing raised decking. This will match in depth with existing. A pitched, gable roof is proposed also to match existing however reduced in height by 0.3 metres. A back door will lead to the garden with a proposed side window and velux on the southern elevation.

Consultations and Representations

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

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2005 (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)

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Planning Assessment

Policies

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

It is not considered that the proposed extension will result in any overbearing impact or loss of light or privacy to adjacent properties. The proposal is screened from the attached bungalow no. 4 Mountview Road to the north by the existing extension. Although the extension will be visible from the properties in Valley Road to the south, which are at a slightly lower level they are at a minimum distance of 25 metres therefore there will be no adverse impact.

Visual Amenity

Due to the property being a corner plot the extension is clearly visible from Valley Road to the south and on approach from the west. The current gable roof extension is visible within the street scene and the design is not out of keeping or detrimental to the character of the area. It is considered that the proposed extension is acceptable due to it replicating the existing extension with a gable design although appearing subservient and not overly dominant within the street scene.

Recommendation

APPROVE for reason that :- 1PPi

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

   Drawing No. JW/10/061 - received 3rd August 2010.
   Reason: - For avoidance of doubt and in the interests of proper planning.

Case Officer Hannah Barker

Date 2/9/10
BB 2/9