Expiry Date - 01/10/2010

Development Control – Delegated Officer Report

Application Number: ADC/0292/10 **Recommendation – Permit Application**

Site: **1 Newmans Gardens Sompting Lancing West Sussex**

Proposal: **Replacement of existing rear conservatory with larger tile-roofed conservatory (with rooflights).**

The Application

The application site is a two storey semi detached dwelling within the built up area of Sompting. The property fronts onto Newmans Gardens a cul-de-sac with West Street to the north. There is an existing flat roof rear conservatory 2.8 metres in depth.

Permission is sought to remove the conservatory and erect a single storey rear extension. As originally submitted the extension was 4.6 metres in depth and a mainly brick and tile construction with a sloping roof. It was considered that the extension was too deep adjacent to the attached semi detached property and amended plans have been received which show a reduction in depth of the extension to 4 metres. The design of the extension has also been changed with the south west elevation being solid brick work for 2.8 metres and 1.2 metres of glazing, with the side of the roof also being glazed. The north east elevation is fully glazed and to the rear are bi folding doors. The sloping roof is tiled with 4 roof lights. The extension has a maximum height of 3.7 metres, 4 metres in depth and is 5.4 metres wide.

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
PPS1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

Policy AH7 of the Local Plan states that extensions and alternation should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing, 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

The main property to be affected is no. 2 Newmans Gardens to the southwest of the site. This property is attached to the application site and has not been extended to the rear. It is considered that the proposed extension as amended will have an acceptable impact on the residential amenities of the occupiers of the adjacent dwelling. The reduction in depth to 4 metres is acceptable on the basis that the extension is to the north of the neighbour and will have some glazing to limit the amount of loss of light. It is also set in from the boundary by 0.5 metres.

A condition is attached below to ensure that the glazing on the south west side is to be obscured and non-openable, so there will be no loss of privacy or over looking between the properties.

Visual Amenity

The extension is to the rear of the property and will not be clearly visible within the street scene. It is in keeping in size and scale with the existing dwelling.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei
3. C18C3 – The glazing in the south west side elevation of the extension shall at all times... AH7.
4. The extension hereby permitted shall be carried out in accordance with the following approved plans: -

   Ng/10 Drawing no. 3 – received 13th September 2010.

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

Case Officer Hannah Barker Date 14/9/10.

PB 14/9