Expiry Date - 24/06/2010

Development Control – Delegated Officer Report

Application Number: ADC/0155/10 **Recommendation – Permit Application**

Site: **17 Mountview Road Sompting Lancing West Sussex**

Proposal: **Replacement enlarged single-storey rear extension.**

The Application

The site is located within the built up area of Sompting, a rendered, semi detached bungalow within a street of similar properties many of which have been extended and altered. The application site has as existing a loft conversion with front and rear dormers and a single storey rear extension. There is vehicular access to the side of the bungalow leading to a flat roof garage.

Permission is sought to demolish the existing rear extension and build a single storey rear extension with a greater depth at 4.3 metres. It is 5.9 metres wide with a maximum height of 3.6 metres. The extension has a castellated parapet roof and is to be finished in brick. Two lantern roof lights are proposed in the flat roof. Also shown on the plans is a replacement of one of the windows in the rear dormer with a Juliette balcony. This does not require consent and therefore does not form part of this application.

Consultations and Representations

Third Parties: - Original Plans: -2 letters of objection have been received from the owner/occupiers of 11A and 15 Sedbury Road, raising the following issues: -

- The building of the extension with parapet and doors being inserted in the existing rear dormer suggests that the roof of the extension will be used as a balcony, this would result in loss of privacy.
- The brick work and castellated roof in inappropriate for the area and out of keeping. Detrimental to visual amenity of the locality.
- Proposed extensions and alterations will result in a negative affect on the saleability of neighbouring bungalows.

Amended Plans: - No further letters have been received.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1. AH7 and Appendix II 'Supplementary Planning Guidance' including: - Development Control Standard No. 3 'Extensions and Alterations to Dwellings.'
PPS1 'Delivering Sustainable Development' (ODPM 2004)

Planning Assessment

Amended plans have been received following concerns from officers relating to the height, design and use of materials. The amended plans show a flat roof design, a parapet still remains however the overall height has been reduced to 3 metres. The extension is to be rendered to match the existing bungalow. The lantern roof lights have been replaced by flat roof lights which are non-openable. Therefore a new window is proposed in the north side elevation of the extension which will be obscurely glazed with a top opening fan light.

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 an overbearing effect on neighbouring dwelling and the area in general. Development Control Standard No. 3 'Extensions and Alterations to Dwellings' states that on a dwelling with a pitched roof extensions should also have a pitched roof and extensions should respect the architectural period and style of the existing dwelling and the area.

Residential Amenity

The main properties to be affected by the proposed extension are those either side of the bungalow. No. 17 attached to the south and no. 19 to the north. The proposed extension will be clearly visible from the properties to the rear in Sedbury Road however these are located at a minimum distance of 40 metres from the site. Therefore there will be no loss of light or loss of privacy in this case. Concerns have been expressed regarding the use of the roof of the extension as a balcony. This is not the intention of the applicant and there would be no direct access as a Juliette balcony is proposed with balustrade and doors opening inwards, also the roof lights would obstruct such a use. To safeguard against any future use of the roof as a balcony a condition is attached.

No. 15 to the south has an existing single storey flat roof extension and there is a 1.8 metre close boarded fence. Although the extension will extend beyond the rear wall of the adjacent extension, due to the limited depth it is not considered that there will be any loss of light or overbearing impact to the rear of this bungalow.

No. 19 to the north is set further back than the application site and there are a number of windows on the side elevation facing south towards the proposed extension. There is a gap of 4 metres between no. 19 and the application site and the neighbouring property is at a higher ground level. It is not considered that the extension will result in any loss of light or overbearing impact. The proposed side window is to allow ventilation and light to the extension and will be fitted with obscured glazing and will be non-openable apart from a fan light. The window will therefore not result in any loss of privacy to no. 19.

Visual Amenity

The proposed extension as amended is considered, on balance to be acceptable in this case. The height has been reduced by 0.6 metres and the castellated design has been replaced with a simple parapet, materials will also match existing with the use of render. The extension is therefore more in keeping in style and design with the existing bungalow and the surrounding built environment. There are many examples of similar flat roof extensions within the surrounding area. The scale of the extension relates to the existing bungalow and in the light of other existing extensions within the vicinity of the site will not be out of keeping.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei
3. C18Civ northern side
4. The extension hereby permitted shall be carried out in accordance with the following approved plans: -

   Block/Location Plan – Received 5th May 2010.
   Proposed Elevations and Floor Plans: - Drawing no. PL/1 (revised) Rev 02 – received 4th June 2010.

   Reason: - For avoidance of doubt and in the interests of proper planning.
5. C18F – AH7

Case Officer Hannah Barker

Date 21/6/10
PB 21/6