Expiry Date - 15/12/2010

Development Control – Delegated Officer Report

Application Number: ADC/0408/10 **Recommendation – Permit Application**

Site: **57 Silverdale Drive Sompting Lancing West Sussex**

Proposal: **First-floor side extension**

The Application

The application site is a semi detached two storey dwelling with attached flat roof single garage to the north side. There is an open plan front garden and driveway. The dwelling is within a street of similar style properties, it is on the corner fronting onto Silverdale Drive with Cokeham Lane to the north.

Permission is sought for a first floor extension to the north side above the existing flat roof garage. The extension is 3 metres wide and is the same depth and height as the existing building, 7.5 and 8 metres respectively. The extension will provide an enlarged third bedroom and a fourth bedroom with ensuite.

Consultations and Representations

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

Relevant Planning Policies and Guidance

Adur District Council 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

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

The extension is to the north side of the building with Cokeham Lane beyond. The extension will be visible from the neighbouring properties opposite in

Silverdale Road and to the side/north and rear/west in Cokeham Road. It is however not considered that there will be any adverse impact on the residential amenities of the occupiers of the adjacent dwellings. The nearest property is no. 70 Cokeham Lane to the rear, the side elevation of this dwelling is at a distance of 10 metres.

Visual Amenity

The extension is clearly visible within the street scene. The site is at a higher ground level than Cokeham Lane to the north however there is a grass verge giving space and separation between the side elevation of the extension and the street. The extension will not be overly dominant within the street scene. The simplistic design with the continuation of the ridge is appropriate in this case and is in keeping in design and scale with the existing building.

Recommendation

APPROVE for reason that :- 1PPi

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

   AG 02 – Proposed Plan and Elevation – received 20th October 2010.

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

Case Officer Hannah Barker Date 18th November 2010