22/11/07.

Development Control – Delegated Officer Report

Application Number: ADC/0455/06 **Recommendation - Application Permitted**

Site: **47 Valley Road Sompting Lancing West Sussex**

Proposal: **Single-storey rear extension**

The Application

The site contains a semi detached dwelling, with a protruding front gable. The dwelling has rendered elevations and a tiled hipped roof. Access to the property is from the north off Valley Road and parking is available over a hard-standing surface to the front and east side of the dwelling.

The application proposes a single storey rear extension, protruding approximately 4.5m from the existing rear elevation, extending 7.8m across the existing width of the dwelling and 2.6m in height. The proposed extension is to have rendered walls to match the existing dwelling and a flat roof.

Consultations and Representations

Consultations/Comments
The Sompting Parish Council has no objection to the proposal.

Third Parties
No third party letters have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
West Sussex Structure Plan: DEV1

Planning Assessment

The relevant issues of this application are the impact of the proposed residential extension on adjoining residential amenity and on the character of the existing dwelling.

The proposed rear extension is to protrude approximately 4.5m from the existing rear elevation. Council's Development Control Standard No 3 'Extensions and Alterations to Dwellings' generally require rear extensions to be no deeper than 3.5m where there are within 1m of a common side boundary with an attached dwelling. The attached property to the west no. 49 Valley Road has an existing rear lean-to structure which protrudes approximately 2m from the rear elevation. The proposed extension therefore

will only protrude approximately 2.5m out from the adjacent existing extension and will have a minimal impact on the attached neighbours privacy and access to daylight.

There is a distance of approximately 5m to the adjacent neighbours to the east at no. 45 Valley Road. Given the relatively large distance between the development site and the adjacent eastern neighbour there will be no undue impact on adjoining residential amenity as a result of the extension. There are no neighbours to the rear.

A condition should be included on any approval that no windows or other openings be constructed in the western side wall of the extension. Additionally the window that is proposed in the eastern side wall of the extension should be required to be glazed with obscured glass and no further windows should be constructed without the prior approval from the Local Planning Authority. These conditions should ensure that there is no overlooking impact from the proposed extension.

No. 47 Valley Road, contains a large garden area, which is considered to be more than sufficient to support the rear extension.

The proposed rear extension will have no impact on the street-scene as it can not be viewed from Valley Road and will not have a significant impact on the existing character of the house.

Recommendation

APPROVE for reason that: 1PPi

Conditions

1. C1Ci
2. C18C3 '...in the eastern side elevation of the extension....'
3. C18Eii '..in the eastern ~~and~~ or western side walls of the extension...'
4. C12E;

Case Officer: [redacted]

Date: 3/1/07