expires 21/7

Development Control – Delegated Officer Report

Application Number: ADC/0209/09 **Recommendation – Permit Application**

Site: **20 Alandale Road Sompting Lancing West Sussex**

Proposal: **Hip-roofed south side extension**

The Application

The application relates to a detached bungalow on the east side of Alandale Road. The bungalow is located on a hill, resulting in the ground floor of the dwelling being raised by 13 courses of brickwork above the level of the adjacent driveway. There is an existing side porch extension which comprises a part brick/part glass construction with lean-to roof which sits under the eaves of the bungalow.

It is proposed to demolish this extension and to construct a new extension which will form part of an enlarged kitchen. It is to be finished in brick and render with a pitched roof which ties into the existing roof. There will be no front facing doorway and it will instead have an access door which leads into the rear garden, which is itself at a higher level than the bottom of the proposed extension.

It will measure 1.35m wide, 6.35m deep and 3.5m high to the eaves, with a pitched roof rising to 5.4m.

Consultations and Representations

Consultations/Comments

Sompting Parish Council – No comments received

Third Parties

No representations received

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 '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.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual amenity and character

The extension will be set back from the front of the bungalow by 2.8m and set down from the ridge. Due to the difference in ground level, the extension effectively has a brick supporting wall for a third of its height with accommodation only provided in the top 2/3rds. However, its narrow width and recessed position results in it having a subservient appearance which will not harm the character of the property.

Residential amenity

The adjoining chalet bungalow to the south, No.18, is separated from the extension by its driveway, with no boundary feature to screen it. While there are two ground floor windows and one first floor window on the side of No.18, these are north facing and will not lose significant light. Two high level windows are proposed for the side of the extension which will not cause any overlooking.

No other dwellings are affected by the proposal which is not considered to result in any loss of residential amenity.

Recommendation

APPROVE for the reason:-

1PPi

Subject to:-

1. C1Ci
2. C12Eii
3. C18Eii south (side)

Case Officer[redacted] Date 29/6/09