Expires 20/11/08

Development Control – Delegated Officer Report

Application Number: ADC/0471/08 **Recommendation – Permit Application**

Site: **113 Howard Road Sompting Lancing West Sussex**

Proposal: **Demolition of conservatory and erection of single storey rear extension**

The Application

The application site is the western half of a pair of semi-detached bungalows located on the north side of Howard Road, Sompting. The bungalow has a large front and rear dormers, a detached garage accessed via a shared driveway, and a lean-to rear conservatory. The adjoining property has recently extended to the rear under ADC/0423/06.
Permission is sought to replace the old lean-to conservatory with a larger permanent structure. The new extension will be flat roofed to a depth of 3.5m and will extend the width of the rear elevation with windows and doors in the rear and west facing elevations. Additional, a number of internal alterations will be carried out that will involve adjusting the size and number of windows in the rear dormer.

Consultations and Representations

Third Parties

Sompting Parish Council raise no objection.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1
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'

Planning Assessment

Policies

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). 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. DC standard No.3 'Extensions and Alterations to Dwellings' states that rear extensions that abut, or are within 1m of a common side boundary with an attached dwelling, should normally be no deeper than 3.5m.

Visual Amenity

The extension will be sited off the rear elevation, out of sight from the street. It will be completed in painted brickwork and render to match the main dwelling whilst its depth (3.5m) will match the adjoining neighbour's rear extension in accordance with the above DC Standard.

Residential Amenity

As the extension will sit level with that of the adjoining property, it is not considered that it will have any significant impact on their amenity. The two windows proposed in the western elevation will serve a new kitchen and, although small, will look directly across the shared driveway towards No.115, a similar bungalow that sits on marginally lower ground. Although the rear garden of No.115 is bounded by 1.8m high fencing, it is considered that these windows could afford an element of overlooking towards the main side windows of No.115 unless obscurely glazed. A garden depth of 17+m will be retained.

The alterations to the windows in the rear dormer will not result in any additional overlooking concerns. There is potential though for the roof of the extension to be used as a balcony should the dormer windows be enlarged further. Although all balconies now require formal planning consent, a condition is attached as security to ensure that the roof of the extension is not informally converted at a future date.

Recommendation

APPROVE for reason that :-

1PPi

1. C1Ci
2. C12Ei
3. C18Ci 'The windows in the west side....'
4. ~~C18F~~

Case Officer:.....

Date: 24/10/08.

PB 27/10/08