EXPIRES 1/10

Development Control – Delegated Officer Report

Application Number: ADC/0473/07 **Recommendation – Permit Application**

Site: **12 Newmans Gardens Sompting Lancing West Sussex**

Proposal: **Single-storey extension to side**

The Application

The application site contains a detached double storey dwelling located at the western end Newman Gardens, Sompting. Council has considered a number of applications for extension of this dwelling, the most recent being approval to an extension along the south west side elevation of the building in September 1978 (62/78).

The applicant now proposes a 10.1m^2 single storey utility room extension on the northeast side of the dwelling, which will involve the removal of an existing conservatory approximately half that size.

Newman Gardens contains a mix of dwellings, including double storey detached, semi-detached and terrace houses all constructed with similar external materials and finishes.

Consultations and Representations

Council has received no representations with respect to the proposal.

Relevant Planning Policies and Guidance

West Sussex Structure Plan:	LOC 1 (Locational Strategy) DEV 1 (High Quality Development)
Adur District Local Plan:	AG 1 (General) AH 7 (Extensions & Alterations for Householders)
Development Standard No.3:	Extensions & Alterations to Dwellings

Planning Assessment

The Appearance
In accordance with the requirements of Development Control Standard No. 3, the extension is suitably recessed from the front of the building so that it appears subordinate to the primary dwelling. Being setback 5m, the line of the extension is also in line with the front of the dwelling at No. 14, which is recessed a similar distance back from the front of No.12 due to the unique alignment of the parent plots.

A condition requiring the use of matching materials will ensure that the appearance of the extension blends in with the existing streetscene. The reduced size of the rear garden remains in excess of Council's 100m^2 standard for a large semi-detached dwelling.

Effects on Neighbours
The extension is set back from the side and rear boundaries such that it will not appear overbearing or have a detrimental overshadowing impact on adjoining

properties. Despite the side fencing being relatively open in nature, due to the alignment of the plots the extension's side window will look directly onto the driveway of No.14 and therefore not result in any loss of privacy for the occupants of that dwelling.

Recommendation:

APPROVE for reason that :- 1PPi

1. C1Ci (Time Limit)
2. C12Ei (Match Existing Materials)

Case Officer: D Reynolds

Date: 6/9/07

CT 6.9.07