expiry.
16.06.08

Development Control – Delegated Officer Report

Application Number: ADC/0215/08 Recommendation - Permit

Site: **21 Bramber Close Sompting Lancing West Sussex**

Proposal: **Demolition of existing garage and conservatory and construction of new flat roofed garage and flat roofed single storey rear extension**

The Application

The application relates to northern half of a pair of semi-detached bungalows, located on the west side of Bramber Close within the built-up area of Sompting. The property has an existing conservatory 1.6m in depth across part of the northern half of the rear elevation, and a detached garage 1.7m to the rear of the conservatory.

The proposal is to demolish the existing conservatory and garage and erect a rear extension across the whole rear of the bungalow. The conservatory would be 7.1m in width, by 3.1m in depth, by 2.6m in height with a flat roof. The garage would be repositioned further to the rear and would be 3.5m in width, by 4.9m in depth and 2.6m in height, again with a flat roof and located adjacent to the north side boundary.

The attached property to the south has a similar sized rear extension adjacent to the common boundary. The bungalow to the north (No.23) is located on higher ground and also has a rear extension, but does not have a detached garage.

Consultations and Representations

Sompting Parish Council: No comments received.

Third Parties: There have been no objections from neighbours.

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 II 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings.'
PPS 1 'Delivering Sustainable Development' (ODPM 2005)

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.

Visual amenity
The appearance of the property from the street would be unaltered; there would still be views of a garage well set back at the side of the property. The rear extension would follow the side wall of the property and would not encroach towards the boundary with the neighbouring property. The roof of the property would be slightly higher than the hipped roof of the existing bungalow but it is considered that this would not have an particularly detrimental effect on the appearance of the property.

Residential amenity
The extension would be 3.1m in length within one metre of the boundary, this is within the maximum as stated in the above Dev. Control standard and the same projection as that of the attached bungalow. It would not have an adverse effect on the outlook or amount of daylight available to the rear of No.21.

The extension would have a glazed door in the same position as one that exists in the rear conservatory. It is felt that this would not lead to an increase in overlooking of the driveway and windows at the side of No.23 than already exists, and therefore would not need to be obscurely glazed.

The proposed garage would be the same length as the existing, and as it is merely being rebuilt further to the west it is considered that there would not be a detrimental effect on the outlook or amount of light to the rear of No.23 to the north.

The garage would be within 5m of the western boundary and 12m of the rear of the property to the west (No. 20 Steyning Close), and it is felt a condition restricting the insertion of window in the west (and north) elevation would be required to retain privacy.

Recommendation

APPROVE for reason that :-
1PPii

1. C1Ci

2. C12Eii – amended
   The materials and finishes of the of the external walls of the extension and garage hereby permitted shall....etc
3. C18Eiv – amended
   ..., no windows or other openings shall be formed in the north or west wall of the garage without the ...etc

Case Officer:
Date: 09.06.08

PB 10/6/08