Expires 7/6/07.

Development Control – Delegated Officer Report

Application Number: ADC/0219/07 **Recommendation – Permit Application**

Site: **7 Herbert Road Sompting Lancing West Sussex**

Proposal: **Single-storey rear extension**

The Application

The application site is a semi-detached bungalow on the west side of Herbert Road, Sompting. It is bounded to the north by the adjoining property, No.9, to the south be an adjacent pair of bungalows, and to the rear by open farmland. The property features a single storey rear extension, a shared driveway with No.5 that leads to recently demolished garage, and a large rear garden facing onto the farmland.
The proposal is to demolish the rear extension and build a larger structure in its place. This will be a flat roofed construction that will run the width of the property with a depth of 5 metres and height of 3.1 metres. A 1.2 metre by 1.5 metre instep is included in the north west corner to lessen its impact on the adjoining neighbour's rear outlook. Windows and doors will be located on the rear elevation only.

Consultations and Representations

Third Parties

Sompting Parish Council raise No Objection.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

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

Planning Assessment

The main planning consideration is the impact this development will have on the immediate neighbours at No.5 and No.9.

It was noted on the site visit that the neighbouring property to the south, No.5, has recently added 2 metre high walls around the rear of the shared driveway and have converted their garage into a storage facility. This has resulted in the enclosure of their rear garden from the applicant's outlook. Consequently, and given that the proposed extension will be sited approximately 2 metres from the boundary with No.5, it is not considered that the proposal will pose any detriment to the amenity of this property.
Of more concern is the impact on the adjoining bungalow, No.9. This property is set to the north with a rear extension similar in depth (2.7 metres) to the existing at No.7. There is concern that the volume of the proposal will impact on the amount of sunlight reaching the rear of this bungalow, especially as the extension will be constructed against the boundary fence. The consideration though is that this will be adequately offset by the inclusion of the instep in the north west corner of the extension. As a result, the extension will be 3.5 metres deep on the boundary with No.9 which accords with the Council's Development Control Standards. Likewise, a garden depth greater than 11 metres will be retained. Upon discussing these plans with the No.9 no objection or concern was raised over the possible impact the mass of the proposal would have on their amenity.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci: (standard time limit)
2. C12Ei: (external materials to match existing)
3. C18Eiv: '...in the north wall of...' (no windows to be formed in the side walls of the extension without p.p.)

Case officer: .....

CS 23/5/07.

Date: 22/5/07.