Expiry 2/02/07

# Development Control – Delegated Officer Report

**Application Number: ADC/0477/06** **Recommendation - Permit**

**Site:** **70 Sompting Road Lancing West Sussex BN15 9LD**

**Proposal:** **Two-storey rear and east side extensions**

## The Application

The application site is located on the northern side of Sompting Road. It contains a detached two storey dwelling located near the front of the site and a long rear garden. The dwelling has a mixture of brick and plaster cladding and a hipped tile roof. There are existing rough lean to extensions on both side elevations of the building, a front porch and a single storey rear extension.

The applicant proposes to remove all of the existing extensions and to construct a new two storey extension running along the eastern side and rear elevations of the dwelling. The extension along the side elevation will extend out to the line of the existing lean to and will project out from the rear of the dwelling by 2.6 metres. The roof shape and line of the original building will be continued through to cover the proposed extensions.

The street is generally characterised by large detached dwellings and varying ages and styles. There is evidence of significant modification within the street scene, including both side and rear extensions.

## Consultations and Representations

### Consultees

The Lancing Parish Council have indicated that they have no objection to the proposal.

### Third Parties

A representation has been received from the resident of the property directly to the east of the site, 68A Sompting Road. This resident noted that she had no objection to the extensions in principle, but was concerned about the loss of light to the hallway, landing and kitchen and the loss of view. She has suggested that the eastern wall of the building be rendered white to reflect some light back into her house.

## Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
Development Control Standard No.3 "Extensions and Alterations to Dwellings"

West Sussex Structure Plan: DEV1

## Planning Assessment

*The Appearance*
The extension is designed so that it incorporates well into the existing dwelling. In particular, the roof line of the dwelling will be continued through onto the extension and the scale of the extension will be proportional to the existing. Along with matching colours, materials and windows, it is considered that the appearance of the extension will be consistent with the existing dwelling.

It is noted that the separation between the side extension and the boundary is 400mm which does not meet the standard setback of 1 metre. This separation distance is consistent with the existing lean to extension. While the new side extension will continue up to first floor level, it is considered the reduced setback is acceptable in this case as the height nearest to the boundary is relatively low and there is still good separation between the dwellings. Given the mix of designs, scales and setbacks of dwellings already in the neighbourhood, a reduced setback on this site is unlikely to spoil the character of the neighbourhood or result in a significant terracing effect should an extension be constructed on the side of the adjoining property.

*Effect on Neighbours*
The resident of the site located directly to the east has raised concerns about the effect of the extension on the daylight received into the west facing windows on her property. On this elevation there is one window at ground floor level, one window at first floor level and a front door with a small window in it. The two buildings are located basically side by side and it is noted that these elevations already receive a fair amount of shade. As the extension will only project out 1.3 metres closer to the neighbouring site and will continue with the existing line of the roof, it is not considered that the daylight to this site will be further reduced to a considerable degree.

The extensions will have no additional effects on the privacy of either adjoining site to the side as no new windows are proposed in the side elevations which might lead to overlooking. The dwellings to the rear are located at a distance of over 40 metres and therefore new first floor windows on the rear elevation of the extension will not overlook these sites.

The outlook of the neighbouring properties will be affected to the extent that side elevations of the building will be extended for a length of 2.6 metres and the building overall will be 1.3 metres closer to No. 68A. As these are all detached properties with reasonable separation between them and are already of a similar length, it is not considered that this extra bulk will significantly affect the outlook from these properties.

*Effect on the Site*
The site currently has a rear garden with a length in excess of 30 metres and the proposed extension will not reduce this to a significant extent. The existing on site parking provision on the site will not be affected by the extension.

**Recommendation**

APPROVE for reason that :- 1PPi

Conditions
1. C1Ci
2. C12Ei
3. C18Eiv ... side walls ...

Case Officer: .....

Date: 24/01/07

26/1

Head of Planning & Community Division: Peter Davies

Date: 29.1.07

Chairman of Planning & Regulation Committee: A. J. Mills

Date: 29/01/07