Expires 8/10/07. 8.

Development Control – Delegated Officer Report

Application Number: ADC/0483/07 **Recommendation – Permit Application**

Site: **3 Carnforth Road Sompting Lancing West Sussex**

Proposal: **Single-storey rear extension**

The Application

The application site is a semi-detached bungalow located on the south side of Carnforth Road, Sompting. It is bounded to the east by the adjoining neighbour and to the west by a further detached house. The property features a rear garden indented by the rear garden of No.52 Burnside Crescent to the west, and a small conservatory addition on the boundary with the adjoining bungalow. This application seeks permission to remove the rear conservatory and construct a single storey addition across the rear elevation to a depth of 3.5 metres. Windows and doors will be located on the rear only.

Consultations and Representations

Third Parties

Sompting Parish Council Object on the grounds that they are unable to read the plans clearly. They believe that the extension will cover the entire rear garden.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
West Sussex Structure Plan: DEV1
Development Control Standard No.3: Extensions and Alterations to Dwellings.

Planning Assessment

The main concern with this application is the impact the proposal will have on neighbouring properties.

The extension will be flat roofed across the width of the property and to a depth of 3.5 metres. Although the adjoining bungalow features no rear additions this depth meets the maximum recommended by the Council's DC standard for attached dwellings and is considered not to have an excessively overbearing impact. The rear garden of No 52 Burnside Crescent indents the rear garden of the applicant's bungalow to a distance of 2 metres from the proposed new rear elevation. A rear garage/store sits on the nearside corner of No.52's garden that entirely blocks any overlooking potential. There are no properties directly to the rear that could be affected by this proposal.
To the west, the existing rear garage is to be retained and will sit 0.2 metres from the extension. This garage will serve to block any view into the rear gardens of the bungalows to the west and southwest. The exposed section of the western flank does not feature openings and faces onto a 1.5 metre high wall with the blank side wall of No.5 Carnforth Avenue beyond. As this wall is constructed of lattice brickwork a visual will exist through to No.5 should openings be formed in the future. A condition is therefore attached restricting the formation of openings on both this flank and the eastern flank overlooking the adjoining bungalow.
The Parish Council's objection carries no merit as the plans indicate that a rear garden depth of 12 metres will be retained which accords with the DC standard recommendation of at least 11 metres.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci: (standard time limit)
2. C12Ei: (external materials to match existing)
3. C18Eiv: '...the east and west side walls...' (no windows to be formed in side walls)

Case Officer:.....

Date: 14/9/07

~~Head of~~ Planning ~~and Community Division~~ Series Manager: .....

Date: 3/10/07

Chairman of Planning and Regulatory Committee: A.J. Mills

Date: 4/10/07