Expires 3.10.07

Development Control – Delegated Officer Report

Application Number: ADC/0485/07 **Recommendation - Application Permitted**

Site: **82 Busticle Lane Sompting Lancing West Sussex**

Proposal: **Proposed single-storey rear extension**

The Application

The application site is a semi detached bungalow at the northern end of Busticle Lane, adjacent to a car sales garage on the corner with the A27. The bungalow has rooms in the roof with front and rear dormers. The attached bungalow has not been altered in the roof.

Planning permission is sought for a flat roofed single storey extension across the width of the rear of the bungalow. The extension would project approximately 3.1m along the boundary with the attached neighbour. The extension would provide an enlarged open plan kitchen/living area.

Consultations and Representations

Third Parties

I letter received from the attached neighbours raising concerns about party wall issues. The case officer has visited the neighbours and explained that party wall issues are not material planning considerations. The neighbours confirmed that they have no objection to the extension on planning grounds.

Contributors

No consultations were made on this application.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
West Sussex Structure Plan: DEV1
Development Control Standard No. 3

Planning Assessment

The relevant planning issues of this application are the impact of the extension on the character of the bungalow and the impact on adjoining residential amenity.

Design and Appearance
The proposed side extension is generally considered to be at a scale and proportion which is consistent with the existing bungalow. The proposal would not be visible in the streetscene.

Residential Amenity

The proposed rear extension would project by 3.1m from the existing rear wall of the bungalow along the boundary with the attached bungalow. The extension is acceptable under the provisions of Development Control Standard No. 3 because it is less than 3.5m deep on the boundary and an adequate area of rear garden (more than 11m) would remain. No overlooking would be caused.

The proposal should be approved.

Recommendation

APPROVE for reason that:- 1PPi

Conditions

1. C1Ci
2. C12Ei
3. C18Eiv(south)

Case Officer:.....

Date: 6.9.07

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