expires 3/1/07

Development Control – Delegated Officer Report

Application Number: ADC/0423/06 Recommendation - Permit

Site: 111 Howard Road Sompting Lancing West Sussex

Proposal: Single-storey rear extension

The Application

The application site is located on the northern side of Howard Road, Sompting. The site contains a single storey semi-detached dwelling clad with brick and plaster and with a tiled roof. There is a large rear garden of gently rising ground towards land identified in the Adur District Local Plan as "countryside".

The applicant proposes to construct a single storey extension across the rear elevation of the dwelling. The extension is proposed to have a depth of 3.5 metres and a flat roof to a height of 2.8 metres. The extension will form part of a rearrangement of rooms within the existing building and will be used partly as a kitchen space and partly as the master bedroom.

The site currently contains a small conservatory extension in a dilapidated state which is proposed to be removed prior to the construction of this extension.

Consultations and Representations

No comments or representations have been received in relation to this application.

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 extension is considered to be in keeping with the existing dwelling due to its small scale and proposed matching materials. The site is also part of a line of properties along the north side of Howard Road which all have existing flat roofed rear extensions. As the extension is located to the rear of the dwelling, it will not be visible at all from the street and will have no effect on the character of the street scene.

It is not considered that the extension will have a significant effect on the privacy, access to daylight or general outlook for any neighbouring properties. Both directly neighbouring sites (109 and 113 Howard Road) also have existing extensions across the rear of these properties which are of a similar scale and design to that proposed. The windows proposed in the extension all face directly to the north and over the applicant's own large rear garden. There are no neighbouring properties to the rear.

Recommendation

APPROVE for reason that: 1PPi

Conditions

1. C1Ci
2. C12Eii
3. C18Eii "... ~~eastern~~ side walls ..."

Case Officer: [redacted]

Date: 12/12/06