Development Control – Delegated Officer Report

Application expiry:22.12.06.

Application Number: ADC/0403/06 Recommendation - Approve

Site: 1 Bramber Close Sompting Lancing West Sussex

Proposal: Gabled front extension (south-east)

The Application

The application property is a detached bungalow on the northern corner of the junction between Bramber Close and Meadowview Road. The proposal is for a Gabled front extension on the south-east side of the property fronting the road, 6.2m in width, by 4.0m in height, by 4.2m in depth.

Consultations and Representations

Third Parties

No letters of representation from neighbours with any comments on the proposal.

Consultations

Sompting Parish Council have no objection to the proposals.

Relevant Planning Policies and Guidance

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

Planning Assessment

The application property is an 'L' shaped bungalow and has an existing gabled front projection on the NE side as an original feature. The proposal is to match this feature on the SE side at the front with a covered porch in the middle of the two resultant gabled features.

The proposed gabled front extension as originally submitted would have been 4.7m in width as opposed to the original projecting feature which is 3.9m wide. This difference in width would have resulted in a difference in the roof height, which would have made the front of the property appear unbalanced, with the proposed extension appearing too dominant.

Revised drawings have been received which show the proposal the same height as the existing front projection (3.8m) and it is considered that the amended proposal would not appear as dominant or overbalancing and would not have an adverse impact on the visual amenity of the area.

The canopy roof above the porch is considered sympathetic to the design and materials of the original building and would not have a harmful impact on the visual amenity of the area.

The proposed bay window in the South-West elevation of the proposal would be similar in design to the existing bay in the original part of the side elevation. It would not have an adverse impact on the privacy of the neighbouring properties.

The application dwelling is set back from the street with an angled pedestrian area in front (adjacent to the junction with Meadowview Road) of a sufficient size to prevent the proposed extension from affecting highway safety.

Recommendation

APPROVE for reason that :- 1PPii

1. C1Ci
2. C12Eii
3. C14Ai – amended.
   This permission relates to the amended plan received on 08.12.06 and not to the plan originally submitted.
   Reason: *For the avoidance of doubt.*

Case Officer: [redacted]
Date: 20-12-06 [redacted] 20/12