~~29/5/08~~
P. ~~expiry~~
Expiry
26/6/08.

# Development Control – Delegated Officer Report

**Application Number: ADC/0226/08** **Recommendation – Permit Application**

**Site:** **12 Halewick Lane Sompting Lancing West Sussex**

**Proposal:** **Replacement of rear conservatory with single-storey extension with pitched roof extended over existing kitchen extension**

## The Application

The site is located within the built up area of Sompting. A detached two storey dwelling with rooms in the roof, a front driveway, attached garage and large rear garden. As existing there is a flat roof extension to the rear accommodating the kitchen with an adjacent conservatory.

Permission is sought to alter the roof of the existing flat roof kitchen extension and demolish the conservatory and build a brick extension to incorporate with the existing brick extension to form a new dining room. A sloping pitched roof is proposed with a maximum height of 4 metres and 3.2 metres wide. The total width of the proposed dining room including the existing extension will be 8.8 metres.

## Consultations and Representations

***Third Parties:*** - One letter has been received from 6 Abbotts View stating that they have no issues with the proposal.

## Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: Development Control Standard No. 3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development' (ODPM 2005)

## Planning Assessment

### *Policies*

Structure Plan policies seek to protect, and where possible enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an

overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

***Visual Amenity***

The proposed extension is to the rear of the property and will not be visible within the street scene. The footprint of the building will not be increased in this case however the roof will be increased from a flat roof to a sloping roof. The extension will be of uniform brick and tile construction which will visually be an improvement on the existing extension with conservatory attached, The extension will be in keeping in size, scale and design with the existing building.

***Residential Amenity***

The main properties to be affected in this case are those either side to the north in Halewick Close and south in Abbotts View. The extension is enclosed within the boundaries of the site and other than the increase in height of the roof the extension will be no larger than existing. There will therefore be no adverse impact on the residential amenities of the occupiers of the adjacent properties.

## Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei

Case Officer..... Date 29/5/08

PB 29/5/08