Expiry 12/02/07

Development Control – Delegated Officer Report

Application Number: ADC/0491/06 **Recommendation - Permit**

Site: **20 Meadowview Road Sompting Lancing West Sussex**

Proposal: **Single-storey side extension**

The Application

The application site is located on the northern side of Meadowview Road. The site contains the western part of a semi detached dwelling set on two levels, detached storage shed to the side, a hard stand front yard and a rear garden. The dwelling has been extended several times including a roof extension, front and rear dormer, rear conservatory and small side extension.

The applicant proposes to construct a single storey extension on the western elevation of the building. The small existing extension will be removed. The extension is proposed to have a floor area of 14.6m² and a maximum height of 3.4 metres.

The street is generally made up semi detached dwellings, predominantly single storey but with several loft conversions. Several side extensions have been approved in the street including a single storey extension at No. 47 (S/26/05) and two storey extensions at No. 26 (S/2/05) and No. 36 (S/62/97).

Consultations and Representations

Consultees

The Sompting Parish Council have indicated that they have no objection to the proposal.

Third Parties

No representations have been received from third parties in relation to the proposal.

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 Appearance
The appearance of the extension is considered to be in keeping with the original dwelling. It is single storey and set back 0.5 metres from the forward building line of the dwelling so that it appears subordinate to the main dwelling. The roof line is pitched and follows the line of the hip on the main roof of the dwelling. The colours, materials and windows will match the existing building.

The side extension is consistent with the Council's recognised standard in that a one metre gap is retained between the extension and the boundary. As such, and given that the design of the extension is sympathetic to the existing dwelling, it is considered that the extension will not have an adverse effect on the character of the neighbourhood. As noted above, there are several other side extensions (both single and two storey) existing in the neighbourhood. In particular, the extension at 47 Meadowview Road is almost identical in scale and appearance.

Effects on Neighbours
There are two windows proposed for the side elevation of the extension, being a bathroom window and a window in the side door. The dwelling immediately to the west also contains windows facing to the side which also appear to relate to a bathroom, laundry and side door. The separation between the two sets of windows is approximately 4 metres. The plan notes that the bathroom window will have obscured glass and it is recommended that the glass in the door also be obscured to avoid any potential overlooking.

As the side extension is single storey, with a pitched roof and setback over one metre from the boundary and the dwelling on the neighbouring site is set further forward towards the road, it is not anticipated that it will result in any significant effects on the neighbouring site in terms of outlook or reduced daylight.

Effects on the Site
The side extension does not result in any reduction of the reasonably long rear garden of the site, or result in the loss of any parking space.

Recommendation

APPROVE for reason that :- 1PPi

Conditions
1. C1Ci
2. C12Eii
3. C18Cii ... west side elevation of the extension shall

Case Officer: .....

Date: 29/01/07

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