Development Control – Delegated Officer Report

Application Number: ADC/0016/07 **Recommendation - Application Permitted**

Site: **52 Hillrise Avenue Sompting Lancing West Sussex**

Proposal: **Single-storey rear extension**

The Application

The application property is the northern half of a pair of 1950s semi-detached bungalows situated on rising ground on the east of Hillrise Avenue. There is a shared driveway with no.54 that leads to a pair of garages set 2.6m back from the rear building line. The garden slopes upwards from a 0.6m terrace wall and is heavily wooded with no obvious boundary to the countryside beyond. The plans show that the terrace wall will be dug back 2.3m with the lean-to greenhouse and shed on the south wall of the garage removed to accommodate the single storey flat roofed extension and a new patio area. The north wall of the extension will indent around the garage to allow continued side access to the rear. The adjoining property (no.50) has a flat roofed rear extension approved under S/0052/04/TP.

Consultations and Representations

Consultations/Comments

Sompting Parish Council	No Objection

Third Parties

No objections have been received.

Contributors

No objections have been received.

Relevant Planning Policies and Guidance

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

Planning Assessment

The design of the proposed extension will be of suitable size (6.2x3.5x2.7m) to meet the criteria for rear extensions set out in the Development Control Standard No.3 and compliments the neighbouring addition at no.50. The rising ground to the rear, combined with a new 2m fence on the south border and pair of garages on the north border means that the extension will be unobtrusive offering no overlooking issues to the adjacent properties. There are no properties to the rear.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

C1Ci (standard time limits)
C12Ei (external materials to match existing)
C18Eiv "...in the north wall of the extension...." (no windows to be formed in the side wall of the extension without planning permission)

CASE OFFICER.....

DATE...25/1/07.....

26/1