expires 12/3

Development Control – Delegated Officer Report

Application Number: ADC/0016/09 **Recommendation - Application Permitted**

Site: **9 Howard Road Sompting Lancing West Sussex**

Proposal: **Enlarged replacement single-storey rear extension**

The Application

The application site is a detached bungalow located on the north side of Howard Road. It presently has a rear dormer and a flat roofed single storey extension at the rear. It is proposed to demolish the rear extension and to construct a larger single storey flat roofed extension measuring 5m deep, 6.6m wide and 2.7m high. It will be 2.8m deeper than the existing extension and slightly wider, being built off the edge of the eastern side wall rather than set in as existing.

Consultations and Representations

Consultations/Comments

Sompting Parish Council – No objection

Third Parties

1 letter of objection received from the occupier of 7 Howard Road on the grounds of loss of privacy from side windows of extension to kitchen and bedroom.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, DEV1
Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AH7 and Appendix 11 '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 unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general. The proportion of the garden area taken up by a proposal should not be excessive.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual amenity and character

The extension is at the rear of the building and, although lacking in architectural merit, it will not be visible from the street. While projecting 5m into the garden, the rear garden of the bungalow is 15m deep beyond the extension and it will not therefore appear unduly cramped or overdeveloped.

Residential amenity

The ground levels in Howard Road drop from west to east so that the adjoining bungalow to the east (no.7) is at a significantly lower level than the site. No.7 is separated from the site by a 1.5m high fence and has a kitchen window and obscure glazed bathroom window on the rear elevation.

The depth of the proposed extension exceeds 3.5m, which is the Council's standard depth for single storey rear extensions on semi-detached or terraced properties. However, this property is detached and separated from No.7 by 2.5m. While a deep extension, the proposal is not considered to result in a significant loss of light or outlook to the occupiers of No.7. It will have a flat roof which will reduce its height and bulk and, on balance, it is considered to be acceptable in amenity terms. The comments of the occupier of No.7 have been noted and a condition is proposed to obscure glaze the east facing windows to prevent any potential overlooking.

To the west, No.11 is 3m away and separated from the extension by a driveway and detached garage. There is not considered to be any adverse impact on the occupiers of No.11.

Recommendation

APPROVE for reason that :-

1PPi

Subject to

1. C1Ci
2. C12Ei
3. C18Civ (amended) The windows in the east side elevation…

Case Officer P. Barnett Date 19/2/09

Planning Services Manager Kirk Mazur Date 19/2/09

Chair of DC Committee CLR A. Mills Date 24/02/09