Expires 7/7/08.

Development Control – Delegated Officer Report

Application Number: ADC/0241/08 **Recommendation – Permit Application**

Site: **2 Cokeham Gardens Sompting Lancing West Sussex**

Proposal: **Conversion of rear part of garage to a bedroom (with rear addition and raising of flat roof)**

The Application

The application site is a detached bungalow located on the south side of Cokeham Gardens, Sompting. The property has a rear extension and recent permissions to extend into the roof with dormers and part-hipped gables (S/49/03). An attached garage sits on the east side and is joined with that of the neighbouring bungalow at No.3 creating a symmetrical arrangement. The garages sit at the rear of a shared driveway/access and are recessed by the flank walls of the bungalows.
Permission is sought to extend the rear section of the garage by 2.2 metres to provide additional bedroom accommodation. In order to achieve this the rear part of the existing garage will be converted to bedroom use with the appropriate section of roof raised to meet that of the existing rear extension. Windows will be in the rear and west facing elevations.

Consultations and Representations

Third Parties

No representations have been received.

Contributors

No representations have been received.

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) (saved until adoption of the new Adur Development Plan): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'

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.

Visual Amenity

The proposed extension will sit in the space between the existing rear extension and the neighbour's extended garage. From the street the raised roof section will be visible 0.4 metres above the surrounding garage roof but at the very rear of the property 12.3 metres from the front building line. To this end it is considered that its impact on the streetscene will be minimal. The garage will appear unaltered from the street and will retain its regular parking provision as current.

Residential Amenity

The extension will not impact on either neighbouring properties. No.3 to the east has extended its garage to the rear 1 metre beyond this proposal, thus negating any overlooking or overbearing concerns. To the west a separation of over 8 metres will be retained to the boundary.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1C
2. C12Ei

Case Officer: .....

Date: 25/6/08

PB 25/6/08