Expires 10/8/09

Development Control – Delegated Officer Report

Application Number: ADC/0226/09 Recommendation - Permit

Site: 2 Silverdale Drive Sompting Lancing West Sussex

Proposal: Single-storey rear extension

The Application

The application property is a detached bungalow of brick and tile construction located on the east side of the road, within the built-up area of Sompting.

The proposal is for a single storey rear extension 7.6m wide, by 3.5m in depth, by 4.2m in height to the highest point of the double hipped roof (as amended).

To the north of the site is No.4, the southern half of a pair of semi-detached chalet style bungalows. Both the application site and No.4 have a detached garage adjacent to the common boundary to the rear of the properties, at the end of private drives. The applicant proposes to demolish the garage to make space for the proposed extension. To the south of the site separated by a 1.7m panelled fence is St. Peter's Church, which has an open rear yard.

Consultations and Representations

Sompting Parish Council: No comments received.

Third Parties: No third party objections to the proposals.

Relevant Planning Policies and Guidance

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.'
PPS 1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies
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 would be the whole width of the dwelling and would follow the existing north and south side building lines, it would project 3.5m to the rear leaving a 7.5m long rear garden. The proposed design would be in matching materials with a dual pitched hip-roof which is considered to be sympathetic in form and scale to that of the existing bungalow.

Residential amenity
The application site has a modest size garden which is 11m in length, the resultant garden left over would be 7.5m long which is below the minimum as set out in the above Development Control Standard, however the overall size of the garden space left would be 107 sqm, which is in excess of the 85 sqm amount of garden usually required for a small detached dwelling within the same standard.

The surrounding area is made up of similar scale bungalows with gardens of approximately the same depth. Many have been extended to the rear with conservatories and more formal extensions of a similar depth to what is proposed here. It is considered that these extensions and gardens of smaller than average depth make up some of the established character of the area. As a result the proposed extension would not appear overly cramped for the vicinity or result in excessive overlooking or loss of privacy for the dwelling to the rear (No.1 Arnside Close).

The proposed hipped roof design would be located more than 5.5m from the south side wall of the neighbour to the north and it is considered that this would be distance enough to prevent any loss of natural daylight or outlook.

Recommendation

APPROVE for reason that :-

1PPi

1. C1Ci
2. C12Eii
3. C18Eiv – (north or south)
4. C14A3 – 14.07.09
   Reason: *For the avoidance of doubt.*

Case Officer: [redacted] PB 20/1/09
Date: 20/1/09