expires 16/12

Development Control – Delegated Officer Report

Application Number: ADC/0509/08 **Recommendation - Application Permitted**

Site: **144 Brighton Road Lancing West Sussex BN15 8LN**

Proposal: **Second floor rear extension with balcony (amendment to L/2/04)**

The Application

No.144 is a detached dwelling located on the south side of Brighton Road, the rear of which faces onto Widewater. Planning permission was granted on appeal in 2004 for a conservatory extension at second floor level (L/2/04). At the time the Inspector considered that it would not be "out of scale or sympathy with the existing building or its neighbours, nor overdevelop the site." As there was such a variety of design, materials and appearance in the vicinity, the extensive use of glass at upper floor and roof level was not considered to be "unduly prominent, incongruous or unsympathetic."

The current proposal seeks to revise the design of the extension by replacing the glass roof with a tiled pitched roof to match the main house. The reason for the change is to reduce the amount of sunlight penetrating the extension so that the room does not become too hot.

Consultations and Representations

Consultations/Comments

~~None~~ Lancing Parish Council : No objections

Third Parties

None received

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1
Adopted Adur District Local Plan 1993 – 2006 (ADC 1996) (saved policies): 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.

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

As the Inspector in 2004 pointed out, there is a considerable variety of dwelling sizes, designs and use of materials in the properties facing Widewater. The principle of a second floor addition has already been accepted and the only consideration is the impact of the change of roofing material.

The use of tiles to match the main house does not make the extension any more prominent and is not considered to detract from the character and appearance of the property or its surroundings.

A small central balcony is also shown but this is not out of keeping with its neighbour to the west which also has a rear balcony.

Residential amenity

The proposal will not have an adverse impact on the residential amenities of the neighbouring occupiers as the extension is only slightly larger than previously approved by virtue of the roof having a greater pitch. The rear balcony is a common feature for the properties along this stretch of Brighton Road and there are no concerns with regard to overlooking or loss of privacy.

Recommendation

APPROVE for reason that :-

1PPi

Subject to

1. C1Ci
2. C12Eii (amended) "The materials and finishes of the roof...."

Case Officer..... Date.....