Expiry Date - 02/09/2010

Development Control – Delegated Officer Report

Application Number: ADC/0247/10 **Recommendation – Permit Application**

Site: **12 Hamilton Road Lancing West Sussex BN15 9NP**

Proposal: **Single-storey rear and side extensions**

The Application

The application property is a semi detached hipped roof bungalow located on the west side of Hamilton Road. There is an existing conservatory at the rear with an attached garage at the side. It is proposed to replace the conservatory with a flat roofed single storey extension across the full width of the bungalow, measuring 3.5m deep and 2.9m high. It will have a pitched tiled front to hide the flat roof behind.

At the side, attached to the existing garage, a similar flat roofed extension with 'dummy' pitch to the front is proposed, measuring 2.4m wide, 5.1m deep and 2.9m high. It will finish 1.5m back from the rear extension. This dummy pitch will also be added to the front of the existing garage.

The extensions will be rendered to match the existing house.

Consultations and Representations

Consultations/Comments

Lancing Parish Council – No objection

Third Parties

1 letter received from the occupier of 10 Hamilton Road, the attached bungalow to the south, making the following comments:

- No objection to the extension but points out that the boundary fence is not in the correct position and it encroaches onto her property. She hopes that the proposed extension is not built up to the fence but stays within the boundary of No.12. (NB This is a civil matter and not a relevant planning consideration)

Relevant Planning Policies and Guidance

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

Policy AH7 refers to residential extensions but the principles are the same when considering extensions to non-residential buildings. It 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 will be at the rear of the dwelling and not visible from the street. Its design is improved by the pitched front which helps to hide the flat roof behind.

Residential amenity

The comments of the neighbouring occupiers with regard to the position of the boundary are noted but it is not a planning consideration. The extension will project at the rear by 3.5m which complies with the guidance in the Council's DC Standard No.3. The boundary fence will screen much of the extension from the neighbouring dwelling and the proposal, being to the north, will not result in a noticeable loss of light or outlook.

The side extension will run alongside the boundary with No.12 where there is a glazed conservatory. This structure will lose light to its side but it is understood that the applicant's relatives live in the affected house and that

they are proposing to replace the conservatory in any event. It should also be noted that the side extension is likely to be 'permitted development'. Consequently, there is no objection to the side extension in terms of its impact on the occupiers of No.14.

A velux rooflight is proposed on the north side roofslope. It will be more than 1.7m above floor level and is 'permitted development'.

Recommendation

APPROVE for reason that:-

1PPi

Subject to:

1. C1Ci
2. C12Ei
3. This permission relates to the following approved plans date stamped received 8 July 2010
   JW/10/029 (Proposed plans and elevations, section, location plan and block plan)
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 4 August 2010