expiry 21/5/09.

Development Control – Delegated Officer Report

Application Number: ADC/0117/09 **Recommendation – Permit Application**

Site: **2 St James Avenue Lancing West Sussex BN15 0NN**

Proposal: **Enlarged side porch/conservatory to replace existing**

The Application

The site is located within the built up area of Lancing. A semi detached bungalow located on the corner of Fircroft Avenue and St James Avenue with vehicular access from St James Avenue. The bungalow as existing has a small, single storey flat roof porch to the north east side of the building. Permission is sought to demolish this building and to erect an enlarged flat roof porch to the same height of 2.4 metres, 2.7 metres wide and 2.1 metres deep.

Consultations and Representations

Third Parties: - No third party representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): DEV1
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'
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 or sympathetic design and materials to the original dwelling and the area in general.

Residential Amenity

The main properties to be affected by the proposal is no. 4 St James Avenue to the north of the site. There will be a minimum distance of 6 metres between the proposed extension and the neighbouring bungalow. Due to the single

storey level of the extension there will be no over looking or loss of privacy to the neighbouring dwelling.

Visual Amenity

The proposed extension is visible within the street scene. It is considered that the proposal is acceptable in this case being modest in scale and subservient with its flat roof design replicating the existing side porch to be replaced.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei

Case Officer..[redacted].....Date..23/4/09 - PB 23/4