expires 15/6

Development Control – Delegated Officer Report

Application Number: ADC/0155/09 **Recommendation – Permit Application**

Site: **Southerly Mount Way Lancing West Sussex**

Proposal: **Kitchen extension onto rear balcony**

The Application

The application property is a detached house on the south side of Mount Way. The dwelling has three floors (lower ground, ground and first) and the land level drops quite steeply from the front to the rear.

There is an existing balcony at first floor which is on the south west corner at the rear of the house. It is proposed to extend onto this balcony to form a larger kitchen. Sliding folding doors are to be provided, with the existing balcony railings retained to form a Juliet balcony. The roof of the house is to be continued over the extension with two rooflights proposed, together with a clear glazed window in the western elevation of the extension.

Consultations and Representations

Consultations/Comments

None

Third Parties

No representations received

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 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. 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 'square off' this corner of the house and give the first floor a more harmonious appearance. It will not be seen from the street and will not have a detrimental effect on the character and appearance of the area.

Residential amenity

The extension will remove the existing balcony but will include a new west facing window which has the potential to overlook the adjoining dwelling, Seaview. However, the existing balcony presently affords more overlooking opportunities then the replacement window and it is not considered that the proposal will result in any loss of amenity for neighbouring residents.

The increase in built form at first floor level will also not result in any loss of light to Seaview as Southerly only projects approximately 0.5m beyond the rear wall of that dwelling.

Recommendation

APPROVE for reason that:-

1PPi (amended) delete WSSP policies

Subject to:

1. C1Ci
2. C12Ei (amended) Delete WSSP policy

Case Officer [redacted] Date 21/5/09

[redacted]