Expires 7/3/07.

Development Control – Delegated Officer Report

Application Number: ADC/0026/07 **Recommendation - Permit Application**

Site: **44 Greet Road Lancing West Sussex BN15 9NS**

Proposal: **Single-storey rear/side extension**

The Application

The application property is the north half of a semi-detached bungalow situated on the west side of Greet Road. To the north is an adjacent similar semi-detached bungalow, to the south the adjoining bungalow and to the west is the rear of No. 43 Hamilton Road. The east side properties on Hamilton Road and the west side properties on Greet Road have been built very close together, with rear garden depths of no more than 9 metres and distances between rear windows of 17 metres. Towards the north of these roads where the application site is located, this decreases to a depth of 14 metres between dwellings.
The proposal is for a single storey rear and side addition that will house extra kitchen/diner space and a small utility room behind the existing garage. The lean-to that currently sits to the side behind the garage and the small converted outbuilding to the rear that forms part of the kitchen will be demolished to make way for the proposal. The conservatory built under permitted development rights will not be affected.

Consultations and Representations

Third Parties

A neighbour opposite has No Objection to the application.
Lancing PC : No obj.

Contributors

No representations have been made.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7

West Sussex Structure Plan: DEV1

Planning Assessment

The key issues concerning this proposal are the impacts upon the visual amenity of the neighbouring properties and the potential for this addition to constitute overdevelopment on what is already a cramped site.

The area of the rear garden currently stands at 91.5 square metres with the proposals indicating that an additional 7 square metres of garden space will be taken up by the new extension. This would reduce the garden size to 84.5 square metres, 0.5 square metres smaller than the requirements of the Development Control Standard No.3. This Standard states that small semi-detached dwellings of up to three bedrooms are to have a minimum rear garden area of 85 square metres. It is not considered that this small discrepancy could constitute acceptable grounds for refusal.
The extension will be 3 metres high, extending a further 0.8 metres from the rear of the existing kitchen and to within 0.1 metres of the boundary fence to No. 46 to the north. From the street the roof will be seen to rise 400mm above the rear of the existing garage but will not be detrimental to the streetscene.
Whilst it can be acknowledged that a small degree of overshadowing could occur to the lower small side lean-to at No. 46, this is not considered an overwhelming issue and no representations have been made regarding this matter. The existing conservatory extends a further 1 metre beyond the rear of the proposed extension and, combined with 2 metre high fences to the north and west, it is considered that this application will not additionally impact upon the current visual amenity of the neighbouring dwellings.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci (standard time limit)
2. C12Ei (external materials to match existing)

Case Officer.....

Date 1/2/07