Development Control – Delegated Officer Report

Application Number: ADC/0311/09 **Recommendation – Refuse Application**

Site: **61 Woodard Road Lancing West Sussex BN15 9EU**

Proposal: **Front porch, single-storey rear/side extension and re-positioning of southside screen wall/fence**

The Application

The site is located within the built up area of Lancing, a two storey, end of terrace property within an area of similar style dwellings. The area is mainly open plan with buildings set back from the road with front lawns and grass verges. There are mainly low level dwarf walls between properties although there are higher walls which run parallel to the road enclosing the rear gardens of those properties which are side on to the highway. However, as with the application site, the grass verge runs adjacent to the wall with the pavement beyond.

Permission is sought for a sloping roof porch to the front of the property, 1.8 metres in depth, 3.4 metres in width with a maximum height of 3.8 metres. The porch is proposed to be built up to the boundary with no. 59 to the north of the site.

Also proposed is a single storey rear extension, 5.2 metres wide, 3.9 metres in depth with a maximum height of 3.6 metres with a pitched roof. Due to the siting of this extension to the south of the boundary wall which as existing encloses the rear garden this wall will be demolished. The applicant therefore proposes to erect a fence with a brick dwarf wall and brick pillars directly adjacent to the pavement enclosing the existing grass verge which will be partially built on. This fence will be 2 metres high and will run adjacent to the pavement, the area to be enclosed increases in width towards the front of the house and the fence will continue in line with the front elevation of the house.

Consultations and Representations

Third Parties: - 1 letter has been received from the owner/occupier of no. 59 Woodard Road, the following issues have been raised: -

- The height and depth of the porch will result in loss of light and view from lounge window.
- The lounge window is also close to the proposed vent and gutter drain pipe.
- There is no objection to the rear extension.

Relevant Planning Policies and Guidance

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

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, and the area in general, and the proportion of garden area taken by the proposal would not be excessive having regard to the character of the area. The Council's Development Control Standard No. 3 entitled 'Extensions and Alterations to Dwellings' sets out the principles for maintaining both residential amenity to neighbouring properties and visual amenity.

Residential Amenity

The main property to be affected is no. 59 the attached terraced dwelling to the north. The porch is to be built up to the boundary with this property where there is an adjacent lounge window. It is considered that due to the proximity to the boundary, height and depth of the porch there will be some loss of light and loss of outlook from this adjacent window. Amended plans have been sought to reduce the depth of the porch to 1.3 metres (from 1.8m) to address this issue however none have been received to date.

Due to the siting of the rear extension away from the boundary with the attached property and adjacent to the road it is not considered that there will be any adverse impact on this neighbouring property. The extension and proposed fence will be visible from the property to the south on the opposite side of the road however due to the distance of 17 metres between these properties there is not considered to be any adverse impact in this case.

Visual Amenity

The main issue in this case is with regards to the visual impact of the rear extension and fence on the character and appearance of the street scene. As stated above this site is located within a predominantly open plan area, characterised by open front gardens with properties set back from the highway with wide grass verges and front lawns. There are walls visible within the street scene however these are side walls enclosing rear gardens and are on the whole set back in line with the side elevation of the houses and

separated from the highway by grass verges, in keeping with the open plan nature of the area.

The proposed side extension and fence will be a dominant feature within the street scene. The fence will be built up to the pavement enclosing the grass verge to the side of the house. There will be no separation or set back from the highway. The section of land to be enclosed also increases in width to the west and therefore the impact of the fence and the loss of verge will be more apparent when viewed from the west.

The extension set behind the fence will also be a prominent feature both due to it being positioned closer to the road than the house and also the awkward roof design which will be visible from the front, side and rear of the site.

The principle of the front porch, (subject to the reduction in depth suggested above) is considered acceptable and will not have any adverse impact on the character and appearance of the surrounding area. Although most of the properties within the vicinity of the site have the original flat roof canopies it is not considered that a pitched roof porch in this case would detrimentally affect the visual amenities of the area.

Recommendation

REFUSE for reasons

1. B5AR – amended - The fence and single storey extension would form an obtrusive and incongruous feature that would be visually out of keeping with existing development and detrimental to the environment, thereby conflicting with the policies of the Adur District Local Plan (AG1, AH7)

2. The proposed porch, due to its depth, height and proximity to the boundary would result in an unneighbourly form of development which would result in a loss of light and overbearing impact on the occu[redacted]59 Woodard Road.

Case Officer...[redacted].....Date...25/9/09.....

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