Application Number: ADC/0253/07 Recommendation – APPROVE

Site: 46 Freshbrook Road, Lancing BN15 8DA

Proposal: Two-storey rear extension (in conjunction with No. 44)

The Application

This mid-terraced house is in the process of being renovated. It has a small front garden and a rear garden 14 metres in depth. At the front is roadside parking in a lay-by. It lies opposite the railway. To the rear (south), are bungalows in Milton Close.

Permission is sought to extend this property jointly with No.44 to the west (for which there is a separate application ADC/0242/07 also on this agenda).

The half of the proposed joint extension relating to No.46 is shown 3.3 metres wide, 3.1 metres in depth with a maximum height of 6.9 metres to the ridge of its gabled roof. The ridge height of the extension would be 0.8 metres lower than the existing main ridge. The extension would cover just over half of the rear elevation of the house; there would be a distance of 2.5 metres between the extension and the side boundary to the east (with No. 48). The property as existing is a three bedroom property; the extension would increase the size of the third bedroom and the kitchen/diner.

Consultations and Representations

Lancing Parish Council: No objection.

Third Parties: No comments received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' including: -
Development Control Standard No. 3 'Extension and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development' (ODPM 2004)

Planning Assessment

Policies

Structure Plan policies seek to protect and, where possible enhance the character and distinctiveness of areas, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan, relation specifically to extensions and alterations to dwellings, states that they should

be designed so as not to result in an unacceptable loss of light or privacy or have an overbearing effect on the neighbouring dwelling and be sympathetic to the original dwelling. Supplementary Planning Guidance in DC Standard No. 3 'Extension and Alteration to Dwellings' states that two-storey extensions on semi-detached or terraced properties that are within 1 metre of a side boundary with an attached dwelling should normally be no deeper than 2 metres. A rear extension should also allow the retention of garden area of at least 11 metres in depth. Two-storey extensions should also have a pitched roof to match the existing house.

Residential amenity

The property affected by this proposal is No. 48 Freshbrook Road to the east. As existing, there is a 1.8 metre fence on the boundary between No. 46 and 48. The proposed extension is 2.5 metres from this boundary and is at a depth of 3.4 metres. It is considered that, in the light of the guidance above, the relationship between the proposed extension and the neighbouring property would be acceptable. There would be no significant loss of light or overbearing impact as a result of the proposed extension due to its distance from the boundary and its limited depth. There would also be no loss of privacy as only a ground floor side kitchen window is proposed which would face the screen fence on the boundary.

The side of the nearest bungalow to the rear in Milton Close is 20 metres from the proposed rear extension and there would be no significant adverse impact. The depth of the remaining rear garden would be 11 metres once the extension is built and therefore meets the DC Standard as stated above.

Visual amenity

The proposed extension would be visible from rear gardens and not affect any streetscene. The row of terraced houses when viewed from the rear remain generally unaltered with only some lean-to single-storey rear extensions and one rear dormer. It is not considered that the proposed gabled rear extension to be built in conjunction with No. 46 would be out of keeping with the character or detract from the appearance of the existing terrace. The reduced height, distance for the external boundaries and pitched roof design makes the proposals sympathetic in design and scale, not overdominating the existing buildings, and therefore in accordance with policy AH7 of the Adur District Local Plan and DEV1 of the Structure Plan.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the existing local urban environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur

District Local Plan (AG1, AH7, AT12) and the adopted West Sussex Structure Plan 2001-16 (LOC1, DEV1, DEV4-5).

Subject to:-

1. C1Ci (Standard time limit)
2. C12Ei (External materials to match existing)
3. The extension shall only be constructed in conjunction with the matching two-storey rear extension to No.44 Freshbrook Road as shown on the plans approved under planning permission ADC/0242/07 and it shall not be occupied until this extension to No.44 has been completed externally.

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