Expiry 25/12/08

Development Control – Delegated Officer Report

Application Number: ADC/0522/08 **Recommendation – Permit Application**

Site: **Lamorna Cottage The Street Lancing West Sussex**

Proposal: **First-floor rear extension**

The Application

The site is located within the built up area of Lancing and the Conservation Area. A detached cottage style dwelling with rooms in the roof set back from the highway with a front garden area. The ground level of the site increases from front to rear.

There is an existing flat roof single storey rear extension and lean-to side porch. Permission is sought to build a first floor rear extension above the existing flat roof extension. The extension is 4 metres deep, it has a maximum height of 6.4 metres lower than the existing ridge height with a hipped roof to match the existing roof line. The extension will accommodate an additional bedroom and ensuite.

Consultations and Representations

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

Lancing Parish Council: - No objection.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC1, CH1, CH4, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC/1996): AG1, AB4, AH7 and Appendix II 'Supplementary Planning Guidance' including Development Control Standard No. 3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development' (ODPM 2004)
PPG15 'Planning and the Historic Environment' (DoE 1994)

Planning Assessment

Policies

There is a statutory duty to pay special attention to the need to preserve or enhance the character or appearance of Conservation Areas, policy CH4 of the West Sussex Structure Plan and AB4 of the Adur District Local Plan endorse this.

Structure Plan policy DEV1, entitled high quality development, states that development should not be permitted unless the construction, layout, scale, appearance and landscaping are of high quality taking into account the need to, amongst other things, integrate with and where possible enhance adjoining land uses and minimise conflicts between land uses and activities; have regard to context including site characteristics, townscape/streetscape, views into and out of the site and building styles/materials.

The Local Plan recognises the needs of householders to extend dwellings. Policy AH7 states that extensions and alterations to dwellings should be designed so as not to result in an unacceptable degree of overlooking, 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, not take up an excessive proportion of the garden, and accord with adopted standards (in this case the Council's DC Standard No. 3 'Extensions and Alterations to Dwellings').

Residential Amenity

There will be no adverse impact on the residential amenities of the occupiers of the adjacent dwellings. The extension is set within the boundaries of the site and due to the set back of the existing building to the north of the site there is a minimum distance of 22 metres between the existing dwelling and the neighbouring properties.

Visual Amenity

The proposed extension is to the rear of the dwelling and therefore is not visible within the street scene or conservation area. The roof design and scale of the extension is in keeping with the existing building and will improve the appearance of the building by removing the flat roof design of the existing single storey extension. Conservation roof lights are proposed with materials to match existing.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Eii
3. Conservation type roof lights shall be fitted into the extension hereby permitted, unless otherwise approved in writing by the Local Planning Authority.
   Reason: - In the interests of visual amenity and to comply with AB4 of the Adur District Local Plan and CH4 of the West Sussex Structure Plan.

Case Officer..... Date..... 27/11/08

PB 28/11/08