expiry 2/11/09

Development Control – Delegated Officer Report

Application Number: ADC/0534/08 **Recommendation – Permit Application**

Site: **194 Brighton Road Lancing West Sussex BN15 8LJ**

Proposal: **First-floor west side extension**

The Application

The application property is a detached house on the south side of Brighton Road, Lancing overlooking Widewater. It is two storeys where it fronts onto Brighton Road and single storey at the rear with a rear garden which slopes down to the waters edge. Adjacent to the property to the east are the line of steps which lead to the footbridge to the beach.

Previously permission was granted in 2005 L/187/05/TP for a first floor pitched roof extension on east side and pitched roof extension on south west rear corner. The west side extension was permitted with a conservatory style roof. Prior to this application L/143/05/TP was submitted for a similar proposal with flat roof extensions this was refused as the design of the extensions did not relate sympathetically to the existing dwelling and would be out of keeping and detrimental to the visual amenities and residential environment of the locality.

The current application seeks permission for an amendment to the first floor west side extension as previously approved under L/187/05/TP. The proposed materials are tiles and timber boards to match existing an amendment to the previously approved, conservatory roof. The roof of the proposed extension is also 1 metre greater in depth than the previous approval. The extension itself increasing in depth by 0.1 metres with an open space under the remainder of the roof with two pillars.

Consultations and Representations

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

Lancing Parish Council: - No objection

Environment Agency: - No objection

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' including: - Development Control Standard No. 3 'Extension and Alterations to Dwelling'
PPS1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

Structure Plan policies seek to protect and, where possible enhance the character and distinctiveness of area, requiring high standards of design that have regard to local context (DEV1). Policy AH7 of the Local Plan 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 overbearing effect on neighbouring dwellings, and to be of sympathetic design and materials to the original dwelling and the area in general.

Residential Amenity

As previously stated the west side of the extension will be blank with no side windows, only a velux roof light is proposed. It is therefore not considered that there will be any overlooking or loss of privacy in this case.

Visual Amenity

The proposed amendment to the previously approved extension will be acceptable in this case. The materials proposed will match existing and the scale will be in keeping with the main dwelling. The slight increase in depth of the roof by 1 metres to provide an open veranda will not have any adverse impact in this case.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei
3. C18Eii – western wall of the extension.

Case Officer.....Date.....4/12/08.....

PB 4/12/08