Expiry Date - 08/03/2011

Development Control – Delegated Officer Report

Application Number: ADC/0011/11 **Recommendation – Permit Application**

Site: **26 Fetherston Road Lancing West Sussex BN15 9RJ**

Proposal: **Enlarged single-storey rear extension and extension of existing decking (amendment to ADC/0363/10 to lower roof height)**

The Application

The application property is a ground floor flat in a purpose-built semi-detached building. It has its own garden area where there is currently raised decking with pergola over and a flat roofed detached outbuilding 1m from the rear wall of the flat, which shares a party wall with the neighbouring ground floor flat. It projects to a depth of 5.2m and is 2m wide. Planning permission was granted to demolish the outbuilding and to construct a single storey flat roofed extension measuring 6.4m deep, 4.3m wide and 3m high (ADC/0363/10).

This application proposes to amend that approval by lowering the roof height by 0.4m to 2.6m so that it does not project above the 'horizontal boundary' with the flat above.

Consultations and Representations

Consultations/Comments

Lancing Parish Council – No objections

Third Parties

No representations received

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development (ODPM 2005)

Expiry Date - 08/03/2011

Planning Assessment

Policies

Policy AH7 refers to residential extensions but the principles are the same when considering extensions to non-residential buildings. It 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. The proportion of the garden area taken up by a proposal should not be excessive. Rear extensions which abut or are within 1m of a common side boundary with an attached dwelling should normally be no deeper than 3.5m.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual amenity and character

The proposed extension will be the same depth as approved at 5.2m. The reduced height will, by its nature, reduce its overall visual impact.

Residential amenity

The approved extension was not considered to cause any loss of light or outlook to the ground floor flat at that property and the reduced size of the extension will have even less of an impact. The first floor flats at Nos 26 and 28 will look down on the extension but it is not considered that the increased depth, height or width of the extension when compared with the existing outbuilding will cause any loss of amenity to those occupiers, particularly now that the height has been lowered to below the level of the horizontal boundary.

Recommendation

APPROVE for reason that:-

1PPi

Subject to:

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1. C1Ci
2. C12Ei
3. This permission relates to the following approved plans date stamped received 11 January 2011:
   1:1250 Scale Location Plan, 1:500 Scale Block Plan, 1:50 Scale Proposed Floor Plan, 1:50 Scale Proposed Sectional View, 1:100 Scale Proposed Floor Plan,1:100 Scale Proposed Elevations
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 11 February 2011