expires 19/11

Development Control – Delegated Officer Report

Application Number: ADC/0343/09 **Recommendation – Permit Application**

Site: **27 Culver Road Lancing West Sussex BN15 9AX**

Proposal: **Demolition of conservatory and erection of single storey rear extension and replacement garage in rear garden**

The Application

The application property is a semi detached bungalow located on the south side of Culver Road. The bungalow has rooms in the roof with dormers to the front and rear and a conservatory on the rear.

Planning permission was granted earlier in 2009 to construct a single storey extension to the side of the bungalow over the existing driveway to the garage. The garage itself was to be demolished and a new, flat roofed garage was to be constructed further back into the garden as 'permitted development'.

This application seeks to vary the proposal by omitting the side extension. The original garage has now been demolished and this application proposes to construct a new, larger garage with a depth of 9m. It will be flat roofed to a height of 2.7m and width of 3.1m. The existing conservatory is also to be demolished and replaced with a brick built flat roofed extension to the same dimensions.

Consultations and Representations

Consultations/Comments

Lancing Parish Council – not received

Third Parties

No representations received

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, DEV1

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)

Planning Assessment

Policies

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). 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. The proportion of the garden area taken up by a proposal should not be excessive.

DC Standard No.3 states that on terraced dwellings single storey extensions which abut, or are within 1m of a common side boundary with an attached dwelling, should normally be no deeper than 3.5m. Two storey extensions that are within 1m of the boundary should normally be no deeper than 2m.

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 garage will be flat-roofed and visible from the road when looking along the driveway. However, it will be set back from the road by over 25m and will be behind the bungalow by 2.3m. Consequently, it is not considered that it will have a significant visual impact on the street scene of Culver Road.

While quite a long building, at 9m, the rear garden of the application dwelling is 27m long and the proposed garage will not appear cramped or reduce the garden area to a significant degree.

As the garage is to be built further forward than was shown in the previous application it is considered prudent to prevent this scheme from being

implemented in addition to ADC/0013/09 In order to prevent a cramped form of development at the rear of the property.

Residential amenity

The garage is to be set behind the main dwelling on the eastern boundary in line with a garage and another outbuilding at No.25. Consequently, it will have little impact on the amenities of that property as it will be largely screened by the existing buildings.

The attached dwelling to the west, No.29, will not be adversely affected by the rear extension, which is being built to the same dimensions as the existing conservatory (albeit with a solid wall rather than glass) to a depth of 3.8m which is only marginally in excess of the Council's Standard of 3.5m.

The garage is on the eastern boundary and will not affect the occupiers of No.29 to any significant degree.

Recommendation

APPROVE for reason that :-

1PPi

Subject to

1. C1Ci
2. C12Ei
3. This planning permission shall not be implemented either entirely or partly in addition to the development approved under reference ADC/0013/09.
   Reason – To prevent a cramped form of development in the interests of amenity having regard to policy AH7 of the Adur District Local Plan

Case Officer. [redacted]

Date 29/10/09