Development Control – Delegated Officer Report

Expiry 30/3/09

Application Number: ADC/0044/09 **Recommendation – Permit Application**

Site: **15 Pratton Avenue Lancing West Sussex BN15 9NU**

Proposal: **Single-storey rear extension**

The Application

The site is located within the built up area of Lancing. A detached bungalow within a street of mainly detached and semi detached bungalows many of which have extended into the roof.

The application site has vehicular access with a hard standing to the front and side leading to two detached garages set back to the rear of the bungalow. There is an existing flat roof rear extension. The submitted plans show a roof extension from hip to barn hip with a flat roof rear dormer. This is permitted development and doesn't form part of this application.

Permission is sought for a single storey flat roof rear extension 4.2 metres in depth, 6.3 metres wide, (same depth as the existing flat roof extension). Both extensions will together cover the entire width of the bungalow. The height of the proposed extension is 2.6 metres, (same as the existing extension) a roof lantern is however proposed which will have a maximum height of 3.3 metres. The extension will provide an enlarged kitchen, diner.

Consultations and Representations

Third Parties: - 1 letter of objection has been received from the owner/occupier of 17 Pratton Avenue who have made the following comments: -

- Overlooking
- Loss of privacy
- Loss of light as a result of hip to gable.
- No indication of window details.
- Windows appear to be smaller than required by building regulations.
- Window in wardrobe?

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II '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 standard 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, 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.

Residential Amenity

The main property to be affected in no. 17 Pratton Avenue to the north of the site. This bungalow is set slightly closer to the road than no. 15 with a minimum distance of 4 metres between the bungalow and the extension. There is a boundary wall up to 1.8 metres which reduces to 1 metre. There are no windows proposed in the side elevation of the extension which will face onto this neighbouring dwelling. There is a window proposed in the side elevation of the original house which is shown as high level and fitted with obscured glazing. Due to the distance from the neighbouring bungalow and the height of the extension it is not considered that there will be any significant loss of light or over bearing impact to the neighbouring dwelling.

The owner/occupiers of no. 17 Pratton Avenue adjacent have also objected to the loft conversion and extensions however as stated above this development benefits from the property's permitted development rights and therefore does not form part of this application.

Visual Amenity

The extension is located to the rear of the bungalow and is therefore not visible in the street scene. It will match the existing flat roof extension in depth and height and be rendered to match existing. The extension is considered to be in keeping in scale and size with the existing bungalow.

Recommendation

APPROVE for reason: - 1PPi

1. C1Ci
2. C12Ei
3. C14Ai – amended - This permission relates to the amended block plan received on 23 February 2009which supersedes the block plan originally submitted.
   R. For the avoidance of doubt.

Case Officer.....[signature].....Date....5/3/09. PB 5/3/09

Planning Services Manager.....[signature].....Date....5/3/09.

Chair of Development Control Committee....Cll A Mills.Date....12/03/09