Expiry - 28/6/07

Press expiry 31.5.07

Development Control – Delegated Officer Report

Application Number: ADC/0267/07 **Recommendation – Permit Application**

Site: **78 North Farm Road Lancing West Sussex BN15 9BU**

Proposal: **Single-storey rear extension (to replace conservatory)**

The Application

The application site is a two storey semi detached property within a street of similar age and style of properties within the built up area of Lancing. The property has off street parking and a front garden and a single garage. There is an existing conservatory/single storey extension to the rear of the property and it is proposed that this building will be removed and replaced by a single storey flat roof extension. The extension is 3 metres high, 5.2 metres wide and 3.1 metres deep, slightly deeper and wider than the existing conservatory. The extension will be built up to the boundary with No. 80 North Farm Road.

Consultations and Representations

Third Parties: - No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: -Development Control Standard No. 3 'Extensions and Alterations to Dwellings'
PPS 1 'Delivering Sustainable Development' (OPDM 2004)

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 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.

Visual Amenity

The proposed extension is located to the rear of the property and is therefore not visible within the street scene. The flat roof design is therefore acceptable in this case as there will be no adverse impact to the character and appearance of the surrounding area. The size and scale of the extension is considered to relate well to the existing dwelling house and does not over dominate the existing building.

Residential Amenity

The main property to be affected in this case is No. 80 North Farm Road which is attached to the application site, there is a 1.8 metres wall between the properties. The extension will be built up to the boundary with this property however it meets with the Council's Supplementary Planning Guidance in relation to the depth of the extension on the boundary which if 3.5 metres in depth or less is not considered to have any adverse impact on the residential amenities of the occupiers of the adjacent property with regards to loss of light and loss of outlook. The property to the west which is not attached, No. 76 North Farm Road has some windows on the side elevation which would face onto the extension. There is however a 2 metre brick wall between the properties and also it is not considered that the proposed extension will have a significantly greater impact than the existing. The proposal is therefore considered to comply with Policy AH7 of the Adur District Local Plan.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci (Standard time limit)
2. C12Ei (External materials to match existing)

Case Officer... J Baker .....Date... 24/5/07

31.5.07