Expiry Date - 30/08/2010

Development Control – Delegated Officer Report

Application Number: ADC/0240/10 **Recommendation – Permit Application**

Site: **21 Chester Avenue Lancing West Sussex BN15 8PQ**

Proposal: **Single-storey rear extension (with roof lights)**

The Application

The application site is a chalet bungalow on the western side of Chester Avenue. The site contains the northern part of a pair of semi detached dwellings. The bungalow has been extended into the roof space with rear dormers and a hip to half gable extension. There is an existing sloping roof outbuilding attached to the rear of the bungalow which is joined to a matching structure at the attached bungalow, this is 2 metres in depth.

Permission is sought to demolish the existing outbuilding and erect a single storey flat roof extension 3.5 metres in depth and 6.3 metres wide. The main part of the structure will have a maximum height of 3.2 metres. Two roof lights are proposed which increase the height to 3.8 metres.

Permission was previously granted in February 2007 for a single storey flat roof extension similar to that proposed however without the roof lights, ADC/0490/06. This permission expired in February 2010 and therefore the current applicant seeks a further consent.

Consultations and Representations

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

Lancing Parish Council: - No objections

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2005 (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

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.

Residential Amenity

The report for the previous approval ADC/0490/06 accepted the relationship between the proposed extension and the attached dwelling, no.19 Chester Avenue. The existing outbuilding at no. 19 will screen the extension partially however its limited depth at a total of 3.5 metres will mean that there will be no adverse impact on the residential amenities of the attached bungalow.

The neighbouring property to the other side which is detached from the application site, no. 23, is at a distance of 6 metres from the extension it is not considered that there will be any impact due to this distance.

There is a window proposed that faces towards the rear garden of no. 23. There was a condition attached to the previous approval which stated that this window should be obscurely glazed to avoid loss of privacy. Since the previous application was approved a conservatory has been erected to the rear of no. 23 and a replacement close boarded boundary fence 1.8 metes high. Due to the proposed side window being at ground floor and facing onto the existing boundary fence it is not considered that this condition is necessary and is therefore not attached to this permission.

Visual Amenity

The scale and size of the extension is considered to be in keeping with the character and appearance of the bungalow. The extension is to the rear and is therefore not visible from the street. The roof lights are not considered to have any adverse impact on the visual amenity of the locality.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei
3. The extension hereby permitted shall be carried out in accordance with the following approved plans: -

   Drawing no. 998/3/01b – date stamped received 5th July 2010.
   Drawing no. 998/3/02c – date stamped received 5th July 2010.
   Drawing no. 998/3/03c – date stamped received 5th July 2010.
   Drawing no. 998/3/04 – date stamped received 5th July 2010.

Expiry Date - 30/08/2010

Reason: - For avoidance of doubt and in the interests of proper planning.

4. C18Eii – ~~north or~~ south side walls.

Case Officer Hannah Barker Date 5/8/10.

RB 5/8