Application No.: ADC/0538/07 **Recommendation – Permit Application**

Site: **115 North Farm Road, Lancing, West Sussex**

Proposal: **Single Storey Kitchen / Dining Extension to Rear**

The Application

The application site contains the western end of a semi detached pair of dwellings with pebbled ash walls and a clay tile half hip ended roof, located on the northern side of North Farm Road, Lancing.

Approval to the installation of both front and rear dormers was granted by Council in May 2003. The applicant now proposes a 3.5m deep single storey rear kitchen and dining room extension, which decreases in width from 7m adjacent to the rear building line of the existing dwelling to 5.5m at the farthest edge. A pitched roof with a rear gable end is proposed (incorporating velux windows for natural daylight penetration), with the highest point of the ridge measuring 3.7m off the ground.

North Farm Road is principally characterised by semi-detached and detached bungalows and chalet bungalows, a number of which have rear extensions similar in size to that being proposed by this application, although usually with a flat roof.

Consultations and Representations

Lancing Parish Council: The Parish Council has raised concerns with both the length of the initial structure and the height of the gable end. Amended Plans have subsequently been submitted reducing the length of the structure although the gable height remains the same.

Third Parties: The owners of No.111 & 117 North Farm Road (being the two adjacent properties either side of the site), have written in expressing concerns with the initial size of the proposal, potential impacts on access to daylight and privacy aspects relating to the proposed kitchen window.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plans 2001-2016 (WSCC 2005):

LOC1, DEV1

Adopted Adur District Local Plan 1993-2006 (ADC 1996):

AG1, AH7 & Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No. 3 'Extensions & Alterations to Dwellings'

Planning Assessment

Visual Amenity, Character & Appearance

With exception to the roof pitch the design of the extension is similar to extensions that have occurred at No.105, 109 & 111 North Farm Road. As a

result the proposal is not considered to be out of keeping with the existing character of development in the area.

Aesthetically the use of a pitched roof represents an improvement to the flat roof alternative, being much more sympathetic to the form of the existing structure. In association with the proposed use of matching building materials this will ensure that the extension also remains in keeping with the character of the existing building.

An additional benefit of the pitched roof will be a reduction in the need for artificial lighting by allowing a greater amount of sunlight into the room through the incorporation of velux windows.

Residential Amenity – Privacy

The only window that may impact on the privacy of adjoining properties is the proposed kitchen window in the side elevation that looks toward the rear garden of adjoining No.111 North Farm Road. In accordance with the request of that neighbour, a condition requiring the use of obscure and fixed glazing is considered appropriate in the event that the application is to be approved.

Residential Amenity – Daylighting

Given the single storey nature of the development, and (in accordance with Development Control Standard No.3) the depth of the structure has been limited to 3.5m, potential daylight impacts on adjoining properties are considered to be within the realms of acceptability.

Given that the ridge of the pitched roof has been kept down to approximately 3.7m and recessed 2.9m from the side boundary of No.117 at its highest point, the additional impact this may have on daylight to No.117 is expected to be relatively minor, and not considered sufficient enough to warrant refusal to the application in this instance.

Access & Parking

A 1.8m width is proposed between the extension and the common side boundary between No.'s 111 & 115 North Farm Road. This is unlikely to be wide enough to allow a vehicle to access the garage located to the rear of the dwelling, however this is no worse than the current situation. In any event a hardstand exists to the front of the dwelling of sufficient size to accommodate 2 vehicles, hence adequate parking remains available to the dwelling despite the proposed extension.

Recommendation

APPROVE for the reason:- 1PPi

Subject to:-

1. C1Ci
2. C14i (22nd October 2007 – AG1 & AH7 of ALP / DEV1 of WSSSP)

3. C12Ei
4. C18Civ (western elevation)

Case Officer:..... Date:.....

Planning Services Manager..... Date.....

Planning & Regulatory Committee Chairman..... Date.....