expires 13/1

Development Control – Delegated Officer Report

Application Number: ADC/0547/08 **Recommendation - Application Permitted**

Site: **14 St James Avenue Lancing West Sussex BN15 0NN**

Proposal: **Single-storey rear and north side extensions**

The Application

The application site is a detached bungalow located on the west side of St James Avenue. The bungalow is situated on a hill so that the property to the north is at a higher level and the one to the south is lower. No.14 has already been extended at the rear with a flat roofed extension across half the width of the dwelling. It is now proposed to construct an extension across the remainder of the property but projecting 3m further into the garden, 6.6m depth in total. The extension will have a false pitch which will be carried across to the existing extension. Finally, a small infill extension is proposed on the north side of the bungalow which will be 4.3m in depth and 1.9m wide and will project as far as the existing extension.

Consultations and Representations

Consultations/Comments

Lancing Parish Council – No observation

Third Parties

1 letter of objection received from the occupier of 12 St James Avenue raising the following points:

- Overdevelopment of site considering size of existing extension and bungalow
- Concerned about overlooking from side windows

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1
Adopted Adur District Local Plan 1993 – 2006 (ADC 1996) (saved policies): 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.

Visual amenity and character

The extension is at the rear of the bungalow and will not be seen from the road. It will result in a large expanse of flat roof but its impact will be mitigated by the addition of the false pitch around the edge of the extension. The proposal is doubling the depth of the bungalow but a generous amount of rear garden will remain (15m depth) so it will not appear cramped or overdeveloped.

Residential amenity

To the north, No. 16 has the blank side wall of a garage immediately on the boundary with No.14. This is situated at a higher level than No.14 and no loss of light or outlook will arise as result of this proposal.

To the south, No.12 has a conservatory which projects as far as the proposed extension at No.14. It has obscure glazed windows facing the application site but receives its light from the south. The proposed extension will be on higher ground but it will not result in any undue loss of light or outlook. High level windows are proposed along the southern elevation to prevent any loss of privacy towards the conservatory.

It is not considered, therefore, that this proposal will result in any loss of amenity for the neighbouring occupiers.

Recommendation

APPROVE for reason that :-

1PPi

Subject to

1. C1Ci
2. C12Eii

Case Officer..P. Barnett..... Date..17/12/08

Planning Services Manager.....[signature] Date...22/12/08

Chair of Development Control Committee..Cul A Mills Date...5/01/09