expires 24/6

Development Control – Delegated Officer Report

Application Number: ADC/0174/09 **Recommendation - Application Permitted**

Site: **106 Grand Avenue Lancing West Sussex BN15 9QD**

Proposal: **Single-storey rear extension**

The Application

The application property is a semi detached bungalow located on the eastern side of Grand Avenue, close to the junction with the A27. It has an existing flat roofed conservatory at the rear which is to be demolished and is proposed to be replaced with a larger flat roofed extension to form a dining room.

The proposed extension will measure 4.3m deep (compared with the existing 3m deep conservatory), 4m wide (as existing) and 2.8m high with a lantern rooflight on the flat roof. A 3m deep pergola is also proposed alongside the extension which does not require planning permission.

Consultations and Representations

Consultations/Comments

None

Third Parties

No representations received

Relevant Planning Policies and Guidance

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

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.

The Council's DC Standards for residential extensions advises that, on semi-detached or terraced dwellings, single storey rear extensions which abut, or are within 1m of a side boundary with an attached dwelling, should normally be no deeper than 3.5m.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual Amenity and Character

The extension will be at the rear of the bungalow and will not be visible from the street. It is contain a large amount of glazing to give the appearance of a conservatory and will be clad with stone to match the existing dwelling. It is considered to respect the character of the existing dwelling.

Residential amenity

To the north, the adjoining bungalow has its own rear extension and a hedge screen and will not be adversely affected by the proposal, which sits 5.5m from their boundary.

To the south, the adjacent bungalow (No.104) has a 3m deep conservatory set in from the boundary. The depth of the proposed extension at 4.3m exceeds the Council's recommended standard depth of 3.5m. However, the presence of the existing extension at No.104 means that the proposed extension will not project excessively beyond the rear of that property. Furthermore, its position north of No.104 will reduce any light loss to that property. Consequently, it is not considered that the proposal will have an adverse effect on the residential amenities of neighbouring occupiers.

Recommendation

APPROVE for reason that :-

1PPi (amended) Delete WSSP policies

Subject to:

1. C1Ci
2. C12Eii
3. C18Eii south side

Case Officer [redacted] Date 1/6/09

[redacted]
1/6