Expires 21/3/08

Development Control – Delegated Officer Report

Application Number: ADC/0046/08 **Recommendation – Permit Application**

Site: **1 Lynchmere Avenue Lancing West Sussex BN15 0PD**

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

The Application

The application site is a detached bungalow located on the west side of Lynchmere Avenue, Lancing. The property is bounded to the south by the rear of Manor Road Garage, to the north by a pair of semi-detached bungalows, and to the rear/west by Upper Boundstone Lane. A large detached garage sits on the rear southern part of the site with highway accesses from both the front and rear.
This application seeks permission to erect a single storey side and rear extension between the garage and the main bungalow. The extension will sit around the south west corner of the bungalow recessed 5.6 metres from the front elevation. Internally it will house a bedroom, ensuite and lounge area with access from the front and north side elevations.
Although not explicitly stated as such, the extension appears to be a granny annex.

Consultations and Representations

Third Parties

Lancing Parish Council raise No Objection.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved until adoption of the new Adur Development Plan): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'

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
The extension will be predominantly out of sight from the street as it will be recessed 5.6 metres from the front elevation with the rear flank wall of the petrol station tight onto the southern boundary. Thus the undesirable flat roof feature will not become an incongruous feature within the streetscene and is considered to be acceptable in this instance. From the street to the rear the extension will be mostly disguised by the garage and tall hedging. A good sized rear garden will be retained.

Residential Amenity
The windows will be on the rear elevation facing the retained garage. The rear external access will face north with an 8.5 metre separation to the boundary fence with No.3 Lynchmere Avenue. It is considered that this is sufficient distance to avoid any privacy concerns and the need for obscurely glazing this elevation. The southern elevation will directly face the rear flank wall of the petrol station. This proposal will not conflict with policy AH7 of the local plan.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci
2. C12Ei

Case Officer:.....

Date:26/2/08

PB 29/2/08