P.C 21/2/08
Expiry 21/3/08.

Development Control – Delegated Officer Report

Application Number: ADC/0050/08 **Recommendation – Permit Application**

Site: **24 Greenoaks Lancing West Sussex BN15 0HN**

Proposal: **Single-storey rear extension**

The Application

The site is located within the built up area of north Lancing, it is a bungalow of simple gabled roof design which is located on a corner plot. The main frontage of the property faces west however the highway also runs to the north of the site. Vehicular access to the site is from the north and there is a flat roof garage which has been extended to the rear to the north east of the plot. As existing the bungalow has a flat roof, single storey extension to the rear which has a depth of 2.2 metres, this was built under the property's permitted development rights.

Permission is sought to demolish the existing single storey flat roof extension and build a 5 metre extension of the same design. The extension is proposed to be 2.8 metres in height and 7.4 metres wide almost the entire width of the building.

Consultations and Representations

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

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 II '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.

Residential Amenity

Although the extension is visible from the properties to the north there is a minimum distance of 28 metres between the proposed extension and the front of these properties. The main properties to be affected are no 26 to the east and no 22 to the south. No. 26 is located at the boundary of the rear garden of no. 24 at a minimum distance of 12 metres from the proposed extension. Although the extension will be visible from the neighbouring property, due to the distance it is not considered that the impact will be such to warrant a refusal in this case.

Similarly no. 22 to the south is located 3 metres from the proposed extension however the rear of the property is set further to the east than the original part of no. 24. Therefore due to the distance between the properties and the extension proposed being 3.5 metres deeper than rear of the neighbouring property this is considered to be acceptable.

Visual Amenity

Due to the siting of the existing dwelling on a corner plot with the highway running to the front and side of the dwelling. The single storey rear extension will be visible within the street scene when viewed from the north, it will also be visible from the properties opposite to the north.

It is acknowledged that this extension does replace an existing extension of flat roof design however the existing extension is smaller and falls outside planning control. Amended plans have been received showing a small dummy pitch along the northern side of the extension. This pitch increases the height of the extension on the northern side by 0.7 metres. It is considered that due to the prominence of the proposed extension within the street scene the small pitched roof is necessary to improve the visual appearance of the extension when viewed from the north. The extension is therefore considered to be in keeping in scale and appearance with the main dwelling house and will have no adverse impact on the visual amenities of the surrounding locality.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei
3. C14Ai – 21st February 2008.

Case Officer.....Baker.....Date...25/2/08...

PB 27/2/08