Development Control – Delegated Officer Report

Application Number: ADC/0238/09 **Recommendation – Permit Application**

Site: **45 Orchard Avenue Lancing West Sussex BN15 9EB**

Proposal: **Single-storey rear extension**

The Application

The application site is an end of terrace two storey dwelling within a street of similar properties. As existing there is off street parking to the front, an attached single garage to the side and a single storey rear extension. Permission is sought to build an additional rear single storey extension the same depth as the existing extension, 3.3 metres, with a maximum height of 2.6 metres and maximum width of 7.4 metres. The sloping roof of the existing extension will be removed and will be incorporated into the new roof of the extension, which will be a flat roof with 3 velux roof lights. The extension will provide an enlarged kitchen/diner.

Consultations and Representations

Third Parties: - One letter has been received with no objection.

Lancing Parish Council: - Suggest that a pitched roof would be more in keeping with the house.

Relevant Planning Policies and Guidance

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

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 proportion of the garden area taken up by a proposal should not be excessive.

Residential Amenity

The main properties to be affected are no. 47 the attached terraced property to the north and no. 43 the end of terrace to the south (whose garage adjoins the garage at the application site.) The existing extension is built up to the boundary with no. 43 and therefore the impact will not be significantly greater. The replacement flat roof will be increased in height by 0.2 metres. There will be no adverse impact as a result of this increase in height.

No 47 attached to the site has an existing single storey rear extension set away from the boundary beyond an existing dining room window. There is a 2 metre fence on the boundary. The extension will be 0.6 metres higher than the boundary fence and is set in from the boundary by 0.6 metres. It is considered that as the height is limited by the flat roof design and due to the depth of 3.3 metres and set in from the boundary there will be no significant loss of light to the adjacent dining room window that would warrant a refusal in this case.

Visual Amenity

The extension is to the rear of the property and will therefore not be visible within the street scene. It is considered that the extension is in scale with the existing building and relates to the existing single storey extension. Lancing Parish Council have commented on the roof design stating that a pitched roof would be more appropriate. It is however considered that the flat roof design reduces the bulk and height of the building and therefore limits its impact on the adjacent properties.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei

Case Officer. [redacted] .....Date.....23/7/09.