Development Control – Delegated Officer Report

Application Number: ADC/0258/09 **Recommendation – Refuse Application**

Site: **15 Firle Road Lancing West Sussex BN15 0NY**

Proposal: **Single-storey east side extension (to form annex for dependent relative) and raised timber decking at rear with balustrading and steps (Amended Description)**

The Application

The site is located within the built up area of Lancing. A bungalow with attached single garage and rooms in the roof sited on the south side of Firle Road. Ground levels drop to the south and the bungalow is at a lower level than the street. A front driveway slopes down to the garage and the rear garden is at a substantially lower level than the ground floor of the bungalow and is accessed via steps from the rear of the existing garage and from the side porch. There is also an existing raised balcony/platform accessed via steps from the garden.

Permission is sought to demolish the existing garage and erect a single storey side extension 11 metres in length, 3 metres in width with a maximum height of 3.9 metres with a hipped roof. The extension will provide an annex for a dependant relative, accommodating a bedroom, sitting area and wet room. Also proposed are two areas of raised timber decking, one accessed from the rear of the proposed annex, 2.9 metres wide and 2 metres in depth, the decking includes a wooden balustrade and has a maximum height of 2.2 metres, steps lead to the rear garden. An additional, larger decked area is also proposed adjacent to the western boundary using the existing access from the porch. The decking has a maximum width of 8.5 metres and depth of 5.3 metres, with a maximum height of 2.5 metres. There are two flights of steps leading from the decking to the rear garden.

Consultations and Representations

Third Parties: - One letter from the owner/occupier of 18 Firle Road stating that they have no objections.

One letter from owner/occupier of 13 Firle Road stating that the decking will cause overlooking and will adversely affect the privacy to the rear garden. Previous refusals at 5,9, and 11 Firle Road. The side extension would lead to loss of light to dining room, the extension will be built on the boundary.

Adur District Council: **-** The Environmental Health Officer states that there are no objections on environmental health grounds.

Relevant Planning Policies and Guidance

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

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.

DC Standard No. 3 states that the addition of a balcony to a property anywhere near the boundary would be likely to lead to problems of overlooking. Balconies on terraced or semi-detached properties will therefore usually be resisted.

Residential Amenity

The main properties to be affected are those either side of the site, no. 13 to the east and no. 17 to the west. The decking is to be adjacent to the boundary with both these neighbouring properties. Due to the change in levels and the elevated height of the decking the existing boundary fencing despite being 2 metres in height does not offer any screening and the proposed decking will result in a loss of privacy and overbearing impact on the neighbouring properties due their area, height and close proximity to the boundaries. The depth of the decking on both sides will also enable views back towards the windows of the adjacent bungalows and the rear gardens. It is not considered appropriate to erect any form of privacy screens to overcome the overlooking issue as this would need to be excessive in height and would form an overbearing, oppressive feature.

The depth and scale of the decking would be excessive and is therefore considered unneighbourly. An application for decking was refused at no. 11 Firle Road to the east under ADC/0170/09 due to the impact on the residential amenities of the occupiers of the adjacent property.

The proposed annex extension requires planning permission as it is a side extension that would consist of or include the construction or provision of a

veranda, balcony or raised platform. The extension would be greater in height and length than the existing garage and would be 3 metres in width and built up to the boundary the same as the existing garage. There are windows on the western elevation of no. 13 Firle Road which face onto the proposed side extension. The main window to be affected is that serving a dining room. There is currently limited light and out look from this window due to the close proximity of the adjacent property and attached garage which is built up to the boundary. As the garage is set back to the rear of the building there is some light and outlook to the dining room. However the proposed extension will be 0.8 metres higher and 5.2 metres greater in length therefore, resulting in an unacceptable impact on the adjacent property due to the loss of light and overbearing impact on the neighbouring dining room.

Visual Amenity

The proposed decking is to the rear of the property and will therefore not be visible in the street scene. The proposed side extension will be set forward and is higher than the existing garage. However the hipped roof design and scale of the extension is inkeeping with the character and appearance of the bungalow. It is however noted that the proposed front window is overly large and should be reduced in size to match the existing front window sizes and proportions.

Recommendation

REFUSE for reason that :-

1. The proposed decking, by reason of its large area, height and proximity to the boundaries, would result in overlooking and loss of privacy to the detriment of the residential amenities of the adjoining properties, therefore conflicting with policy AH7 of the Adur District Local Plan.

2. The proposed annex extension, by reason of its height, length and proximity to the boundary would result in a loss of light and loss of outlook to the detriment of the residential amenities of the adjoining property (13 Firle Road), thereby conflicting with policy AH7 of the Adur District Local Plan.

Case Officer. [redacted] .....Date.....6/8/09.....