Development Control – Delegated Officer Report

Application Number: ADC/0405/09 **Recommendation – Refuse Application**

Site: **21 First Avenue Lancing West Sussex BN15 9QG**

Proposal: **Flat-roofed first-floor side extension above garage**

The Application

The site is located within Lancing on the eastern side of First Avenue, an end of terrace two storey dwelling house set back from the road with off street parking to the front. There is an existing single storey flat roof garage extension to the side which is built up to the boundary. The street comprises of similar style houses many of which have been extended with some side additions and there are examples of front, porch, canopy extensions within the street scene.

Permission is sought for a first floor addition to the side of the house above the existing ground floor garage extension. The extension is of flat roof design with a maximum height of 5.7 metres, 2.9 metres in width and 6.1 metres deep (in line with the footprint of the existing garage.) The extension will provide a forth bedroom and ensuite at first floor level, the garage will remain unchanged at ground floor level.

Consultations and Representations

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

Lancing Parish Council: - Would prefer to see a pitched roof which would be more in keeping with the street scene, otherwise no objections.

Relevant Planning Policies and Guidance

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, and the proportion of garden area taken by the proposal

would not be excessive having regard to the character of the area. The Council's Development Control Standard No. 3 entitled 'Extensions and Alterations to Dwellings' states that on a dwelling with a pitched roof, extensions should also have a pitched (or lean-to) roof if they are visible from the street, from a public place, or are two storey extensions.

Residential Amenity

The main dwelling affected by the proposed extension is no. 19 First Avenue to the south of the site. There is a matching flat roof garage extension at no. 19 which abuts the boundary and the existing garage extension at the application site. There is a landing window on the side elevation of no. 19 which faces towards the application site. There would be a loss of light to this window as the extension would only be at a distance of 4 metres however as this is a landing window not serving a habitable room it is not considered that this impact would be such to warrant a refusal in this case on this ground.

Visual Amenity

The proposed extension will be clearly visible within the street scene. The flat roof is out of keeping with the style and character of the existing building which is of hipped roof design. The flat roof at first floor level will be more prominent in the street scene than the existing ground floor garage extension. The Council's Development Control Standard no. 3 Extensions and Alterations to Dwellings states that first floor extensions which are visible from the street should have a pitched roof if the existing dwelling has a pitched roof. This standard also states that extensions should be in keeping with the appearance, scale, design and character of both the existing dwelling and street scene generally.

The applicant states that the proposal is designed to match the neighbouring extension at no. 13 First Avenue which is two storey and of flat roof design. There is no planning record of this extension which was more than likely built some decades ago. This extension is detrimental to the street scene and does not set a precedent for further unsympathetic development which fails to respect the character and design of the existing building.

Recommendation

REFUSE for reason that :-

1. B2R – Amended – The proposed extension is unacceptable in that it does not relate sympathetically in design to the existing building. It would be detrimental to the character and appearance of the building and surrounding built environment and conflict with the policies of the Adur District Local Plan (AG1, AH7)

Case Officer..... .....Date.....19/11/09

19/11/09