expires 20.01.09

Development Control – Delegated Officer Report

Application Number: ADC/0554/08 Recommendation - Permit

Site: 27 First Avenue Lancing West Sussex BN15 9QG

Proposal: Single-storey rear extension

The Application

The application property is a 1930's mid-terraced house, located on the east side of First Avenue, within the built up area of Lancing.

The proposal is for a rear single-storey extension that would serve as a new kitchen. The extension would be 3.7m wide, by 3.5m deep, by 3.4m high. The extension would be constructed to have a 1.4m high brick plinth with painted render above, a flat felted roof with flat roof velux roof light centrally located.

To the north in the terrace is No. 29 a house that has had a similar sized rear extension already built. The south side wall makes up the boundary with the application site. To the south is No.25 a property that is undeveloped at the rear and separated from the site by a 1.2m high fence.

Properties to the east in Orchard Avenue are located 40m away with a service track between the site.

Consultations and Representations

Lancing Parish Council: No objection.

Third Parties: No third party objections on the application.

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.'
PPS 1 '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.

Visual amenity
The proposed extension would be unseen from the street, and its design is considered to be sympathetic to that of the original house, with matching brick plinth and rendered walls. The flat roof is similar in design to the rear extension at the attached house (No.29) and the flat roof design would not appear uncharacteristic for the vicinity, and is therefore acceptable. The size of the proposed extension would not be out of scale or over dominate the rear elevation of the house.

Residential amenity
The above development control standard states that the closer a rear extension is to the boundary of a neighbouring property the more likely it is to adversely affect that property, by way of overlooking or loss of daylight. On terraced dwellings single-storey rear extensions which abut, or are within 1m of a common boundary, should normally be no deeper than 3.5m.

In this instance the proposed extension would be 3.5m in depth adjacent to the boundary with the attached house to the south (No.25). Due to its northern location it would not have an affect on the levels of natural daylight that would be received by the rear rooms of No.25. The attached house to the north already has a rear extension of similar length which would protect against any overshadowing from the proposals.

The extension would be apparent from the rear ground floor window on the north side of No.25, however the length of the extension is not considered to be so big that it would have an unacceptable effect on the outlook or appear particularly overbearing.

The existing boundary between No. 25 and the application site is low and does not provide a good screen against overlooking. The proposed extension would abut the boundary and serve as a better screen, and as a result it would improve the levels of privacy to the rear of No.25.

Recommendation

APPROVE for reason that :-
1PPi

1. C1Ci
2. C12Eii
3. C18Eiv – south

Case officer:
Date: 23.12.08 PB 5/1/09