expires 21/1

Development Control – Delegated Officer Report

Application Number: ADC/0556/08 **Recommendation - Application Permitted**

Site: **16 George V Avenue Lancing West Sussex BN15 8NG**

Proposal: **Single-storey rear extension**

The Application

The application property is a semi-detached bungalow on the eastern side of George V Avenue. It was extended at the rear with a flat-roofed single storey addition in 1972 on to which a conservatory was constructed more recently. It is proposed to remove the conservatory and to construct a more solid rear extension.

The extension will be 3.12m deep (as opposed to 2.35m for the existing conservatory) and will run across the width of the bungalow to a height of 2.85m to match the existing rear extension.

Consultations and Representations

Consultations/Comments

Lancing Parish Council – No objections

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 11 '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.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual amenity

The extension will be at the rear of the dwelling and will have little impact on the surrounding area. Rear extensions are common features in the locality.

Residential amenity

The extension will be in line with a similar extension on the adjoining half of this semi-detached pair to the south. To the north, No.18 has a rear conservatory of a similar depth to that proposed. No windows are proposed for the side elevations. Consequently, it is not considered that the proposal will harm the residential amenities of neighbouring occupiers.

Recommendation

APPROVE for reason that :-

1PPi

Subject to

1. C1Ci
2. C12Ei

22/12/08

22/12