Expires 9/11/07.

Development Control – Delegated Officer Report

Application Number: ADC/0564/07 **Recommendation – Permit Application**

Site: **47 Lancing Park Lancing West Sussex BN15 8RF**

Proposal: **Gabled rear extension (with room in roof) and hip-roofed front extension (porch)**

The Application

The application site is a detached bungalow located on the west side of the Lancing Park estate, Lancing. The property sits at the northern end of the cul-de-sac and is bounded to the south by similar detached bungalows, to the north by a public footpath with two further detached bungalows beyond, and to the rear by similar bungalows on West End Way. Lancing Park is an estate of identical hipped roofed bungalows, many of which have added various combinations of dormer windows, gable ends, porches and rear additions over the years. The properties sit on thin plots such that they are proportionally twice as deep as they are wide. The applicant's bungalow has a hipped roof with north and south dormers serving two loft bedrooms and a rear north side double garage. A small porch sits off the front porch.

The proposal seeks to replace the front porch with a wider pitch roofed construct running off the southern flank. To the rear, a 3.3 metres deep extension is to be added that includes a part hipped pitch roof as a continuation of the original. This extension will be the same width as the main building and will house a kitchen/diner at ground level and an extended bedroom at first floor level. A single first floor window will be located below the rear part hip with further windows and doors on the rear elevation.

Consultations and Representations

Third Parties

Lancing Parish Council have deferred their representation.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved until adoption of the new Adur Development Plan): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPS25 'Planning and Flood Risk' (ODPM 2006)

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. Development Control Standard No.3, sets out specific design standards to be met to ensure an extension does not overtly impact on the visual or residential amenity of the locality.

Visual Amenity
The property sits at the enclosed end of an indistinctive street of similar detached chalet bungalows. The main visual from the front will be of the new porch which is designed to merge into the existing lines of the bungalow. It will be of better quality than the existing large lean-to front conservatory additions that are commonplace along Lancing Park. The rear extension will be noticeable only to immediate neighbours and pedestrians using the public footpath adjacent to the northern boundary. The existing double garage and 2 metre high boundary fencing will certainly disguise a large portion of the extension from view. In design terms it will appear to unbalance the symmetry of the roof form however as it is not highly visible, and similar to other rear full gables nearby (at Nos 35, 41 & 43), it will not be unduly out of character. The plans indicate that the roof will be retiled as part of this scheme, thus enhancing the current drab appearance of the property.

Residential Amenity
The main concern is how the large rear extension will impact on the immediate neighbours. As no side windows are proposed there will be no overlooking concerns. The rear gable window will sit 22 metres from the rear elevation of No.5 West End Way to the west, the same distance as recommended as the minimum acceptable by the Councils DC Standard to avoid significant overlooking problems. The depth of 3.3 metres will not unduly over-dominate or restrict light to the neighbouring property to the south. This bungalow already has a rear ground floor extension of similar

depth so their rear windows and outlook will not be affected. To the north No.49 is separated by 12 metres across the footpath and two 2 metre high fences. It is not considered that any loss of light will occur to this property and no representation has been received to that effect.

Access and Parking
No impact will occur on the property's ability to hold 3 cars on site within the double garage and driveway.

Other Issues
The rear garden space will be reduced by this extension to 90 square metres which, according to the minimum DC Standard of 85 square metres, is more than acceptable amenity space for a property of this size. As the property falls within Flood Risk Zone 2 as identified by the EA an assessment of the extension's ability to withstand a flood event is required under PPS25. This has been received and indicates that the floor level of the extension will be the same as that of the main house with appropriate finishing to prevent water ingress in the event of a flood.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci
2. C12Ei
3. C18Eiv '...in the north west or south east side walls...'

Case Officer:.....

Date: 22/10/07