Expiry 26/03/07

Development Control – Delegated Officer Report

Application Number: ADC/0055/07 Recommendation - Permit

Site: 3 West Way Lancing West Sussex BN15 8LU

Proposal: Single-storey rear extension and access ramp with railings

The Application

The application site is located on the southern side of West Way. The site contains the middle dwelling within a terrace of three two storey dwellings. The site has a kerb crossing off West Way and front yard on-site parking for 1 or 2 vehicles. An access lane from The Broadway (the adjoining street to the east) provides further pedestrian and vehicle access to the site. There is an existing gate and single garage at the southern end of the garden associated with this access.

The dwelling was extended to the rear in the 1970s (L/355/77). This existing extension is single storey and extends across the whole rear elevation with a depth of 2.5 metres out from the rear wall of the dwelling.

The applicant proposes to construct an additional rear extension to the dwelling. This extension will be located adjacent to the eastern boundary of the site and extend across 3 metres of the rear elevation. It will project out into the rear garden by a further 4 metres. The extension will be used as a rear access to the dwelling (in conjunction with the access ramp) and a bathroom suitable for disabled persons.

The access ramp proposed is 7 metres long and to be constructed adjacent to the western boundary of the site, connecting with the new extension. The access ramp will have a gradient of 1:15 and a maximum height above ground level of 0.6 metres. Hand railings will be installed along both sides of the ramp to a height of 1 metre.

This end of the street contains groups of three or four terraced dwellings. Most contain some form of rear extension. The attached site to the east, 1 West Way contains a rear extension of the same depth as that on the application site and an additional more modern extension which projects out a further 2 metres. The attached site to the west, 5 West Way, contains a fully glazed conservatory approximately 3 metres deep but not immediately adjacent to the side boundary with the application dwelling.

Consultations and Representations

Consultees
The Lancing Parish Council have objected to the size and depth of the proposed development.

Third Parties
A representation in opposition to the proposal has been received from the occupiers of the attached dwelling to the north, 1 West Way. These neighbours request details on the measurements of the extension and whether the existing extension will be demolished, and state that they will object if the proposal blocks out any light. They also note that previous builders employed at the site have left a mess and ask that an undertaking is given in writing so the owners will be liable for any damage caused to their site and that any debris will be removed. It is also requested that a fence is required to be erected between the two back gardens if the building goes ahead.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
Development Control Standard No. 3 "Extensions and Alterations to Dwellings"
West Sussex Structure Plan: DEV1

Planning Assessment

The Appearance
The proposed development is located at the rear of the dwelling where it is not visible from the street and will therefore have no effects on the character of the street scene.

The rear extension is considered to be in keeping with the dwelling as it is a standard flat roof design and will appear as a continuance of the existing extension when viewed from neighbouring sites. The ramp and railings will not be visible at all from neighbouring properties due to the existing screening from boundary fencing.

Effects on Neighbours
The depth of the two rear extensions combined is 6.5 metres which significantly exceeds the usual 3.5m standard for single storey extensions adjacent to boundaries. However, these are located directly adjacent to rear extensions at No. 1 which currently project out approximately 2 metres further than the existing extension on the application site. The proposed extension will only project past the rear most part of the neighbouring extension by 2 metres.

The effects on the neighbouring property in terms of outlook and access to sunlight are considered to be minor as the extension is single storey, of the same height as the adjacent extension and the overlap of the adjacent building is less than the acceptable standard.

It is noted that single storey extensions deeper than 3.5 metres have been approved on other terraced properties on West Way. An extension at No. 11 (L/60/02) projects 1.5 metres past an adjacent neighbouring extension and an extension at No. 27 (L/79/03) projects 2 metres past a neighbouring extension. Approval of the proposed extension would be consistent with those decisions.

The neighbour's request for a condition to be imposed to erect a new fence is considered unnecessary in terms reducing any effects of the building. This matter must be resolved between the two neighbours. This also applies to any issues relating to the building process.

One window and a glass door are proposed in the west side elevation of the extension which will face towards No. 5. As this room is proposed to be a bathroom, it is appropriate for the windows to remain but with obscured glass.

The proposed ramp will run along the side boundary with No. 5. The railings are 1.6 metres above ground level at their highest point. There is existing solid wooden fencing between the two properties 1.8 metres high. This will screen the ramp and its railings from the neighbouring property and it is therefore not considered to cause any adverse effects on amenity.

Effects on the Site
The site contains a long rear garden of approximately 20 metres in length. The extension and ramp will result in the loss of a large amount of garden area but a length of 13 metres and an area of 65m² will be retained which are consistent with the standard.

Recommendation

APPROVE for reason that :- 1PPi

Conditions
1. C1Ci
2. C12Ei
3. C18Ci ... window and door in the west side ...
4. C18Eiv ... east side ...

Case Officer: .....

Date: 8/03/07

Head of Planning & Community Division: .....

Date: 13 03 07

Chairman of Planning & Regulatory Committee: .....

Date: 20/03/07