Exp 6/7

Development Control – Delegated Officer Report

Application Number: ADC/0285/07 **Recommendation - Application Permitted**

Site: **105 Hayley Road Lancing West Sussex BN15 9HG**

Proposal: **Single storey side extension**

The Application

The application site consists of a two storey end of terrace house facing side on to Hayley Road. The house is constructed from brick and has tile hanging at first floor level. To the side is an existing timber lean-to and the side boundary is part treated with a 1.8m close boarded fence.

The proposal is to remove the timber lean to extension and replace it with a brick built extension to enlarge the kitchen. The extension will measure approximately 1.5m x 4m with a flat roof.

Consultations and Representations

Third Parties

No representations have been received.

Contributors

No consultations were made on this application.

Relevant Planning Policies and Guidance

Adur District Council: AG1, AH7
West Sussex Structure Plan: DEV1

Planning Assessment

The relevant planning considerations in this case are the impact of the extension on the character of the house, on the streetscene and on residential amenity.

Design and Appearance
The proposed side extension is very small and despite having a flat roof and being right against the side boundary, it will have very little impact because of its small scale. The new extension will be an improvement over the existing timber lean to. The house is well set back from the road and the extension will not be prominent. The proposal will have no significant impact on the character or appearance of the house or the streetscene.

Residential Amenity
The proposed extension will have no impact on residential amenity. It will have no windows but a door at the front. The closest house to the side is about 20m away and the house opposite is some 27m away. The proposal will therefore have no adverse impact on residential amenity.

It is considered that the proposal accords with the relevant criteria of Policy AH7 of the Adur Local Plan and should be approved.

Recommendation

APPROVE for reason that:- 1PPi

Conditions

1. C1Ci (time limit)
2. C12Ei (external materials to match)

Case Officer:.....

Date: 12/6/07

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