~~PC~~
~~20/6/08~~
Expiry
24/7/08.

Development Control – Delegated Officer Report

Application Number: ADC/0292/08 **Recommendation – Permit Application**

Site: **10 Freshfields Drive Lancing West Sussex BN15 9LN**

Proposal: **Single-storey east side/rear extension**

The Application

The site is located within the built up area of Lancing. A detached bungalow within a street of other bungalows of various design and style, semi detached bungalows are located opposite the site. There is a garden to the front of the property and a driveway to the side leading to a garage.

Permission is sought to erect a single storey flat roof utility extension set back to the side and rear of the bungalow. The maximum width is 2.4 metres, 5.8 metres in length and 2.8 metres in height.

Consultations and Representations

Third Parties: - No third party representations have been received.

Lancing Parish Council: - No objection

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005) (saved policies): DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' including: - Development Control Standard No. 3 'Extensions and Alterations to Dwelling.'
PPS1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

Structure Plan policies seek to protect and where possible enhance the character and distinctiveness of area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan, relates specifically to extensions and alterations to dwellings, states that they should be designed so as not to result in an unacceptable loss of light or privacy or have an overbearing effect on the neighbouring dwelling and be sympathetic to the original dwelling.

Residential Amenity

It is not considered that there will be any adverse impact on the residential amenities of the occupiers of the adjacent properties. The extension is located to the rear of nos. 2 and 4 Freshfields Close at a distance of 19 metres, therefore there will be no loss of light or overbearing impact.

Visual Amenity

The extension is set back from the front of the property by 21 metres and is modest in scale and size. The flat roof design is acceptable in this case and limits the height and scale of the extension.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei

Case Officer..... Date..26/6/08

PB 26/6/08