Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0772/12

Site: **21 Myrtle Road, Lancing BN15 9HX**

Proposal: **Single-storey, flat roofed rear extension, with west side raised roof light.**

Date of site visit: 27.06.12

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings
The application relates to a mid-terraced 1930's house located on the east side of the road, within the built up area of Lancing. The dwelling is of buff brick construction with distinctive red brick quoining around the windows and doors and arched soldier courses above the heads of the openings. The roof has a replacement concrete tile, as do the rest of the terrace. The house has a small 1.2m wide utility room which projects 3.4m into the rear garden, and is built directly on the southern boundary. It has a mono-pitch tiled roof 2.85m in height.

Permission is sought for the partial demolition of the existing mono-pitched, single-storey extension to the rear, and the infilling of the remaining gap to the northern boundary, to form a larger single-storey extension.

The attached property to the south (No.23) has been extended with a rear conservatory built onto the flank wall of the applicant's mono-pitched extension. It also projects to the rear by 3.4m and has a polycarbonate roof. To the north is No. 19, which also has been extended with a large rear conservatory which is 3.1m in depth. It retains a small gap to the boundary of 0.3m and has clear glazing on the south side, which allows for views directly towards the 2m high boundary fence.

Adur and Worthing Councils: The Contaminated Land Officer has requested the full risk assessment condition be placed on any permission.

Lancing Parish Council: No objections.

Representations

Third parties: There have been no third party objections.

Relevant Planning Policies
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'

South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Visual amenity
The proposed extension would infill the remaining gap between the existing rear thin extension and the boundary to the north. The proposal would be brick built with a felt roof behind a white fascia. The applicant proposes to use the extension as a family room, and retain the separation between the former utility room, which will be converted to a w.c. wet-room. The wet room will be served by a roof light which will project beyond the height of the roof and would be 0.6m wide, by 1.2m deep, and at its maximum would be 0.6m in height above the sloping roof.

The extension is proposed to be brick built, and would have a 5 degree slope to the felt flat roof with the boxing around the roof light also to be covered in roof felt. The proposed extension would be to the rear of the terraced house, and therefore would have no impact on the appearance of the streetscene as a whole.

The slope of the roof would result in only a minimal amount of the felt covering being visible, however the external covering of the roof light boxing would project above the fascia.

There are numerous conservatories at the rear of properties in the vicinity which are common in this type of residential surroundings. The proposed extension would be brick built with matching uPVC fenestration, and fascia, and a whilst the felt boxing around the roof light would be more prominent it is felt that, on balance, it would not be so out of keeping that it would be detrimental or detract from the character of the original house.

Residential amenity
The proposed extension would increase the height of the south side mono-pitch utility room by 0.5m, to the height of the flat roof. The plans indicate that the fascia would overhang the adjacent dwelling by a nominal amount, and it is not felt that this would appear particularly overbearing or result in a loss of privacy or outlook.

To the north the extension would project above the existing 2m boundary fence by 0.9m - 1.3m, and would result in a flank elevation of brick making up the boundary rather than the timber fence currently there. The side of the neighbours' conservatory is inset by 0.3m and has views towards the boundary; however it is not considered that these views contribute to their outlook or sense of space to a significant degree. The proposed extension would maintain the levels of privacy to the conservatory, and would not detract from the amount of light available to an extent that would be considered unacceptable.

Contaminated Land
The Contaminated Land Officer has requested a full risk assessment condition for the proposed infill extension, which amounts to 12.5sqm in

additional floor area. Most of the land to be used for the extension is covered by a hard surfaced patio and garden path, and as such contaminants are likely to have been disturbed or moved already, when the terrace of properties was built. It is therefore considered that in this case a precautionary approach should be taken.

Recommendation

APPROVE for the reason:-

The proposed extension would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling etc
3. No windows or other openings in north side wall of the extension etc.
4. Permission relates to approved plans:
   Drawing No: 958/3/01 Date Received:
   Drawing No: 958/3/02 Date Received:
   Drawing No: 958/3/03A Date Received:

Precautionary land contamination Informative

Is recommendation contrary to letter(s) of representation? N

Case Officer: C. Hone Date: 30.07.12

Authorised by: Peter Barnett Date: 31 July 2012