expiry.
14.11.07

Development Control – Delegated Officer Report

Application Number: ADC/0581/07 **Recommendation - Permit**

Site: **7 Church Close Lancing West Sussex BN15 0EZ**

Proposal: **Gabled side extension (with room in roof)**

The Application

The application property is a detached bungalow of brick and tile construction with a gabled ridge roof, located on the west side of Church Close, within the built up area of Lancing.

The street is comprised of various different designs of detached bungalows, many of which have had additions and alterations. To the north is a pair of semi-detached bungalows (No's 8&9) sited on higher ground and set back at an angle from No.7. The direct neighbour has a large rear extension and recently demolished a detached garage adjacent to the boundary to accommodate a single storey side extension to house an annexe for a relative (ADC/342/07). The annexe would be stepped in design and set back from the boundary by 1.0m.

The proposal is for a north side extension 1.8m in width, which would be the whole length of the property (9.8m), and would replicate the existing gable 6.4m in height to the ridge of the roof. The extension would provide space for a new w/c, extension to the dining room, additional family bathroom and kitchen extension at ground floor level, and family bathroom and dressing room in the roof space that would be accessed by the rooms in the roof. It would replace a small conservatory located on the west side of the north elevation.

Consultations and Representations

Third Parties: There has been one letter from the owner of the property to the west (20 Fircroft Avenue) who does not think they will be overlooked.

Lancing Parish Council: No objection.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC1, DEV1, DEV4-5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7, and Appendix II ' Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'.

Planning Assessment

Policies

Structure Plan policies seek to protect and, where possible enhance the character and distinctiveness of areas, 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 proposals should not result in an unacceptable degree of overlooking, loss of natural light or overbearing effect on neighbouring dwellings. Development Control Standard No.3 entitled 'Extensions and Alterations to Dwellings' states that side extensions should be set back at least 1m from the boundary particularly in the case of two-storey extensions. It also says that side extensions clearly visible from the road should be designed to closely match the existing dwelling with a matching roof, and they should be set back to create a visual break and to avoid difficulty in matching wall and roof materials.

Visual amenity

The existing bungalow is located at the northern end of Church Close set back from the adjacent neighbour to the south (No.6). The applicant has stated that they propose to re-use the older tiles from the rear roof slope to tile the new roof at the front of the extension. This will ensure that the extension will not appear mismatched or out of place due to the lack of a visual break. The rear roof slope is not visible from Church Close and the property backs onto other bungalows in Fircroft Avenue where visually, the lack of matching materials will be less obtrusive.

The front roof slope of the extension would create a small covered area similar to the existing entranceway. The brick flank wall would be separated by a painted render wall which is considered to be in keeping with the existing materials of the bungalow.

The extension would be 1.8m wide and leave a 0.5m wide gap to the boundary. The detached bungalow has access to the rear garden through the attached garage on the south side of the property. Access via the north side of the property is already restricted due to the existing conservatory on the north side and the proposed extension would retain the same gap.

Due to the angled siting of the property to the north it is felt that the 0.5m gap would prevent the property from appearing overdeveloped or unduly cramped.

Residential amenity

The proposed extension would have one window in the north elevation which would serve the extended dining room, as opposed to the three existing windows on the north side. The outlook from this room would be directly towards the 2.2m high boundary treatment of close boarded fence (1.6m) and retaining wall (0.6m). Although directly in line with the window to the front of the bungalow to the north it is considered that the fence would prevent their

being any loss of privacy to the window, which is noted is clearly visible from the street to the east.

The proposed velux windows in the rear roof slope would be approximately 26m away from the properties to the east in Fircroft Avenue. They would serve the extended kitchen and proposed dressing room and would not have a direct effect on the privacy of neighbouring dwellings.

Recommendation

APPROVE for reason that :-
1PPii – take out reference to AT12 of the ADLP

1. C1Ci
2. C12Eii
3. C18Eii - ...north wall...

Case Officer: MARK
Date: 23.10.07