Expires 09 02

Development Control – Delegated Officer Report

Application Number: ADC/0582/08 Recommendation - Permit

Site: **Eastgate House 17 Western Close Lancing West Sussex**

Proposal: **Pitch-roofed first-floor side extension over existing flat roof and over proposed front addition (amendment to ADC/0171/08)**

The Application

The application is a revision to the previously approved application ADC/0171/08.

The application property is a detached chalet-style bungalow located at the end of Western Avenue within the built up area of Lancing. The dwelling is sited adjacent to Wilson Road which is one of the two main access roads to Lancing Business Park. It has a vehicular access from Western Close, has a front hardstanding, and is adjacent to a pedestrian path which links Wilson Road to Western Close. To the east, on the opposite side of Winston Road is Winston House a residential bungalow, to the west are a pair of semi-detached bungalows (No's 15 & 16) which are sited at an angle to the site, and to the SW a further pair of semi-detached bungalows sited on lower ground. To the North is the rear of Unit 1 Royal Buildings located within the Business Park.

Previous permissions include the conversion of the attached garage to a bedroom (L/24/99/TP)(now dining room), the addition of a new front porch (ADC/0356/07), and a pitched roof first-floor side extension over the existing flat roofed garage (ADC/0171/08).

Permission is now sought for revisions to the last permission, these are the demolition and rebuilding of the existing lobby, with an enlarged entrance porch / lobby, 3.7m in width (the same as existing), by 3.1m in depth. The first floor extension would then project over the new entrance hall (an increase of 3.5m) with a tiled sloping roof above the lobby joining the two elements. The proposed front elevation of the extension would be exactly the same as the previous permission.

The proposals enable the applicant to increase the size of the dwelling by one extra bedroom and eliminate an additional internal staircase as previously approved. The downstairs room arrangement remains the same with the only alteration being an increase to the size of the entrance lobby.

Consultations and Representations

Third Parties: No neighbour objections received.

Lancing Parish Council: No objections.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings.'
PPS 1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies
Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan relates specifically to extensions and alterations to dwellings, and states that they should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings, and that they should be sympathetic to the original dwelling. Supplementary Planning Guidance in DC Standard No.3 'Extensions and Alterations to Dwellings' states that extensions which are visible from the road should be designed so as to have a sympathetic roof form.

Visual amenity
Much like the previous planning application, visually the proposals are considered to be in keeping with the design of the original bungalow. The proposed extension would have a ridged tiled roof, with a gabled front, facing the path to the south. A small tiled sloping roof would join the gabled first-floor element to the proposed porch and entrance lobby below. The design neither increases the height or the width of the previous approval, and would still be screened from Wilson Road to the east by the front elevation of the existing house. To the west the side boundary is well screened by a mature boundary and the detached garage of the adjacent bungalow (No.16)

It is considered that the design is in keeping with the existing bungalow and the surrounding area, and that it would not feel overbearing or overly large given the existing screening and the isolated location of the dwelling.

The proposed revisions result in a flat roofed section at second storey level. Whereas this would usually be resisted, the flat roof would be below the ridge of the existing roof to the east, and the proposed ridge of the extension to the west. It would be joined to the main roof by a sloping tiled roof the same angle as the rest of the roof form, which prevents it from looking incongruous or out of keeping from any angle.

Residential amenity
The bungalow to the west (No.16) is sited at an angle to that of the application property. It has a detached garage and garden store on the east side boundary between the main house and where the proposals would be sited. There is currently enough separation between the proposed extension (as in this revision) and the boundary of the site and the east side of No.16 beyond to prevent the resultant dwelling from appear cramped or overdeveloped. The proposal would not result in the loss of outlook, daylight or privacy to the adjacent bungalow.

Recommendation

APPROVE for reason that :-

1. C1Ci.
2. C12Eii.
3. C18C3 – amended
   The window in the west side roof slope of the extension shall at all times be glazed with obscured glass.
   Reason: *To prevent…etc.*

Case Officer: [signature]
Date: 22.01.09

PB 22/01/09