Expiry Date - 16/04/2012

Development Control – Delegated Officer Report

Application Number: AWDM/0223/12 **Recommendation – APPROVE**

Site: **1 Seaside Close Lancing West Sussex BN15 8BZ**

Proposal: **Single-storey rear extension and garage**

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached bungalow within a cul-de-sac of other bungalows of similar style some of which have had loft conversions. There is an existing single garage set back to the western side of the building and a rear conservatory.

Permission is sought to rebuild the garage and to replace the rear conservatory with a larger, flat roof, brick built extension for a dining and family room. The rear extension is 4 metres in depth and 6.6 metres wide it has a maximum height of 2.9 metres. The proposed garage is of matching height also with a flat roof with a dummy pitch to the front.

Representations

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

Lancing Parish Council: - No objections

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II' Supplemantary Planning Guidance' comprising: - Development Control Standard No. 3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Principle

Policy AH7 of the Local Plan states that extensions and alterations 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. They should be of sympathetic design and materials to the original dwelling and the area in general.

Supplementary Planning Guidance is contained in DC Standard No. 3 'Extensions and Alterations to Dwellings.' This states amongst other things that the most important basic principle is that any extension should be in keeping with the appearance, scale, design and character of both the existing dwelling and street scene generally.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development' Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be acceptable.

Visual amenity

The garage will be visible when viewing the bungalow from the highway, however it is well set back. It is slightly wider and deeper than the existing garage however this has no adverse impact. The dummy pitched roof with tiles to match existing is visually inkeeping with the character and style of the bungalow.

The flat roof rear extension will not be visible within the street scene. It is not overly large in scale and does not dominate the building. It will be built in materials to match existing.

Residential amenity

The main property to be affected is no. 2 Seaside Close to the north. This is a larger chalet bungalow that has been extended. It is set back from the road further than no. 1. The proposed garage will be adjacent to the boundary with no. 1 however it will not extend to the rear beyond the rear of the neighbouring property which has a flat roof single storey rear extension. There will be no loss of light or overbearing impact to this property to the north. The southern boundary of no. 1 forms the rear boundary of nos. 17 and 19 Seaside Avenue. There is an approximate distance of 15 metres between the proposed extension and the rear of these neighbouring dwellings, therefore there will be no adverse impact.

Recommendation

APPROVE for the reason:-

The proposed development 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 policies of the Adur District Local Plan (AG1, AH7)

Subject to Conditions:-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: - To comply with Section 91 of the Town and Country Planning Act 1990.

2. The external materials and finishes of the development hereby permitted shall, prior to commencement of use of the additional accommodation thereby created, be completed to match in colour, bond and texture those of the existing building.
Reason: - In the interests of visual amenity and to comply with policy AH2 of the Adur District Local Plan.

3. The development hereby permitted shall be carried out in accordance with the following approved plans: -

Site Plan Drawing no. 211/425/7 – received 20th February 2012.
Proposed Ground Floor Plan Drawing no. 211/425/9 – received 20th February 2012.
Proposed Elevations Drawing no. 211/425/10 – received 20th February 2012.

Reason: - For avoidance of doubt and in the interests of proper planning.

Informatives

1. If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.

Is recommendation contrary to any representations? N

Case Officer signed: Hannah Barker Date: 22nd March 2012

Authorised and signed by: [redacted] Date: 21/3/12