Expiry Date - 04/01/2011

Development Control – Delegated Officer Report

Application Number: ADC/0436/10 **Recommendation – Permit Application**

Site: **26 Croshaw Close Lancing West Sussex BN15 9LE**

Proposal: **Single-storey side extension**

The Application

The application property is a semi-detached bungalow located on the south side of Croshaw Close. It is proposed to construct a single storey flat-roofed side extension with a low pitched roof on the front. The plans have been amended since the original submission to move the extension back so that it is level with the front line of the bungalow rather than set forward as originally submitted.

The extension measures 3.3m wide, 4.3m deep and 2.6m high. It requires permission by virtue of being more than half the width of the original dwelling. It will finished in facing brick to match the existing dwelling.

Consultations and Representations

Consultations/Comments

Lancing Parish Council – Comment on original plans - The side extension appears to be too close to the front elevation and should be moved backwards

Third Parties

No representations received

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
PPS1 ‘Delivering Sustainable Development (ODPM 2005)

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Planning Assessment

Policies

Policy AH7 refers to residential extensions but the principles are the same when considering extensions to non-residential buildings. It 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. The proportion of the garden area taken up by a proposal should not be excessive.

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 accepted.

Visual amenity and character

The proposed extension is considered to be an acceptable addition which will not harm the character or appearance of the existing dwelling. The small pitched roof will avoid an unsightly flat roof being visible from the front and will improve its appearance.

Residential amenity

The extension is at the front and is a modest addition. It will be separated from the adjoining dwelling to the east by the garage of that property and will not cause any harm to residential amenity.

Recommendation

APPROVE for reason that:-

1PPi

Subject to:

1. C1Ci
2. C12Ei
3. This permission relates to the following approved plans:

Expiry Date - 04/01/2011

OS Sitemap date stamped received 9 November 2010; Drawing No. 10/615/01 Rev A (Proposed Elevations and Plans) date stamped received 23 December 2010
Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 23 December 2010