Development Control – Delegated Officer Report

Application Number: ADC/0329/09 **Recommendation – Permit Application**

Site: **8 Old Salts Farm Road Lancing West Sussex BN15 8JE**

Proposal: **Single-storey front extension (with balcony)**

The Application

The site is located within the built up area of Lancing. A detached two storey dwelling set back from the highway with a single, detached garage to the front. Within the row of properties within which this dwelling is sited are buildings of varying design and appearance, although all are set back and in line many of which have garages or hard standing to the front, adjacent to the highway. The dwellings are at higher ground level than the highway, at the application site there are steps up to the house. There is a garden area to the front however the main amenity space is to the rear of the site.

There is as existing a square bay which is set forward at ground floor level, there was previously a small balcony accessed from the first floor bedroom onto this platform. This has since been weather damaged and is in need of total rebuild. Permission is sought to add a single storey extension at ground floor level to extend the lounge. This extension is 3 metres in depth and will be the same width as the existing property at 5.4 metres. It will be 3 metres high with the proposed flat roof to be a balcony enclosed by balustrades to a maximum height of 4 metres. The balustrade will be glazed with stainless steel.

Consultations and Representations

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

Relevant Planning Polices and Guidance

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.;
PPS1 'Delivering sustainable Development' (ODPM 2005)

Planning Assessment

Policies

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.

Residential Amenity

The main properties to be affected are those either side of the property, nos. 7 and 9 Old Salts Farm Road and the properties on the opposite side of the road to the south east. There will be no loss of light or overbearing impact to the properties either side due to the distance between these dwellings and the limited depth of the extension.

It is not considered that there would be any significant loss of privacy that would warrant a refusal in this case. There was a balcony here previously and also as these are the front gardens of the neighbouring properties the overlooking would not be to the main amenity space. The balcony will provide views over the properties on the opposite side of Old Salts Farm Road however as this overlooking is to the front of the properties and there is as existing mutual overlooking it is not considered that this is a concern in this case.

Visual Amenity

The extension and balcony will be clearly visible within the street scene. The proposal will be in keeping in design and scale with the existing building and will provide a simple, contemporary feature with the use of glazing, stainless steel and render to match the existing building.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei
3. The balcony balustrade hereby approved shall be constructed in glass and stainless steel.
   Reason: -In the interests of residential amenity and to accord with policy AH7 of the Adur District Local Plan.

Case Officer... [redacted] .....Date..24/9/09. 24/9/09