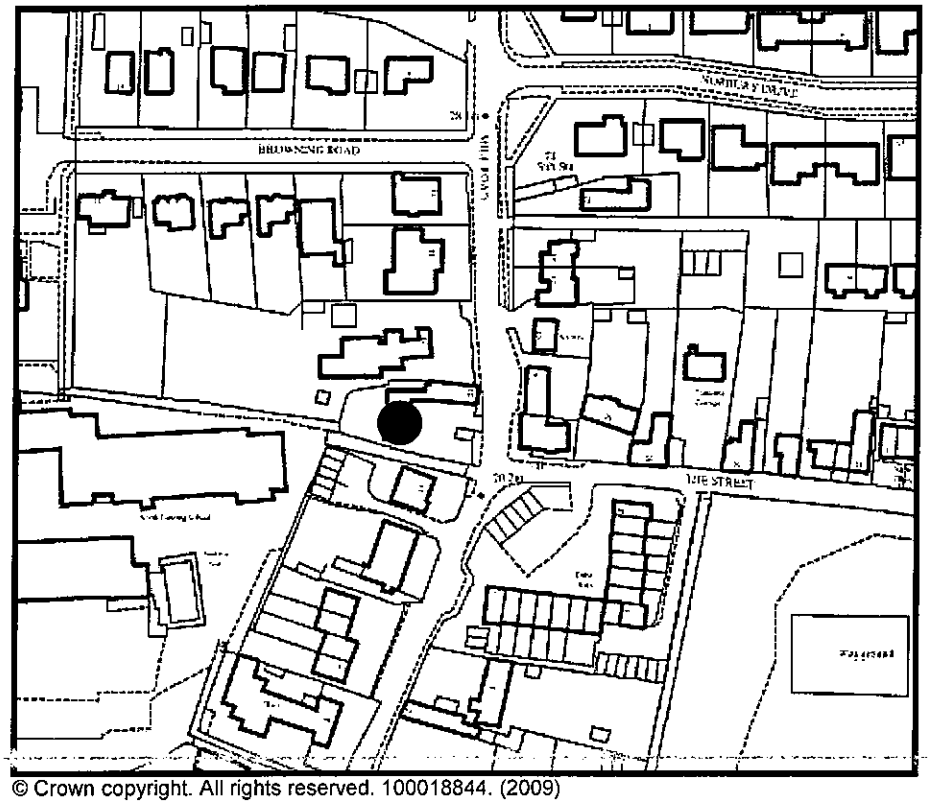
**Application Number: ADC/0392/09 Recommendation - APPROVE**

**Site: 23 Mill Road, Lancing BN15 0PX**

**Proposal: Single-storey rear extension**

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## The Application

The application relates to a detached thatch-roofed bungalow the front of which abuts the west side pavement of Mill Road, within the North Lancing Conservation Area. The front part comprises the conversion of a small former barn, abutting the northern side boundary of the site. Extending to the rear is a more modern series of tiled roof extensions comprising the majority of the living accommodation. The dwelling itself is 'L- shaped' and follows the majority of the northern boundary of the site then turns 90 degrees south across the site. To the west is a small rear garden, and to the front is an enclosed courtyard area, screened from the road and surrounding area.

Permission is sought for a rear hip-roofed extension on the north side of the rear elevation of the dwelling. The extension would be used for additional bedroom space, and would be 2.3m deep, by 4.5m wide, by 4.1m high to the ridge of the hipped roof.

The site is on sloping ground with the neighbouring properties to the north No's 25 and 25A being on ground which is approximately 1m higher than the northern edge of the site. These neighbouring properties are a bungalow that has been greatly extended to incorporate an attached dwelling to the front (No.25A). This was originally a 'granny

annexe' granted permission in 1986 (L/85/86) but subsequently became a dwelling in its own right (L/10/02). Each has a kitchen window facing south towards the application site.

To the south of the property is an access track which runs westwards from Mill Road to the rear entrance of North Lancing Primary School.

The application property was the subject of a permission in 2001 (L/173/01) for single-storey extensions at rear and on the south side of the front wing. This was partially implemented, with the more centrally located rear extension (2m deep, by 4.4m wide, by 4.1m high) never built.

In 2004 (L/199/03), a single-storey flat roofed extension on the north side was refused for the reason that:- *The site is within an area designated as a Conservation Area and the proposal, by reason of its unsympathetic design and materials, would detract from the appearance of the building and would therefore conflict with the intention of the Local Planning Authority to preserve or enhance the character or appearance of such areas. The proposal therefore conflicts with policies AG1, AH7 and AB4 of the Adur District Local Plan.*

In 2006 (ADC/0122/06) a single-storey front extension on south side, with a part hipped roof/ part flat-roof) was approved.

**Consultations and Representations**

***Lancing Parish Council:*** Object on ground that the extension would have a detrimental effect on neighbouring properties' outlook.

***Adur District Conservation Advisory Group:*** No objection, approve with pitched roof.

***Third Parties:*** 3 letters of objection have been received from the owners of both properties directly to the north (No's 25 & 25A):
The owner of No.25 states that due to the gradient of the hill, their kitchen/diner window is level with the lower roof level of No.23. The kitchen is the most frequently used room in the house and has floor to ceiling windows to let in light to a relatively dark room. The room currently looks out onto part of the existing roof and, if the new roof were permitted, it would completely block any view from the window, and the outlook would just be a window filled with a view of roof tiles with a small amount of skyline above.

Both owners of No.25A object to loss of light, overdevelopment in a conservation area, loss of access to strip of ground on the north side of the property, and it being too close to the boundary. They mention that the former front extension has a flat roof.
***[NB. the residents of No's 25 & 25A have requested to speak at the Committee meeting]***

**Relevant Planning Policies and Guidance**

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB4, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings.'
PPS 1 'Delivering Sustainable Development' (ODPM 2005)
PPG15 'Planning and the Historic Environment'

**Planning Assessment**

***Policies***

There is a statutory duty to pay special attention to the need to preserve or enhance the character or appearance of Conservation Areas. Local Plan policy AB4 also requires design and construction materials be of a high standard.

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 and accord with the Council's DC standards.

***Visual amenity***

The proposed extension would not be seen from the road, only from the access way to the school and the adjoining property to the north. It is modest in scale, not overdominating the dwelling, and the hipped roof is sympathetic in design to the rear part of the building. The proposals would not detract in any way from the character of the Conservation Area. Amendment of the design to a flat roof might have less effect on the outlook of the neighbours to the north (see below) but would be unsympathetic to the appearance of the dwelling and Conservation Area.

***Residential amenity***

The properties affected by the proposed extension are the two semi-detached bungalows directly to the north. Their orientation is such that the two bungalows are located on an east-west alignment, one behind the other, with a driveway and detached double garage on the northern side. The western half of the pair (No.25) has a rear outlook from a conservatory into a rear garden which is large and expansive, including a patio area extending to the south west behind the rear of the application site. The former annexe (No.25A) has the front garden and a patio to the south side. Currently the two dwellings are in the ownership of one extended family but permission exists for them to be separately occupied.

The proposed extension would be located inset from the northern flank wall of the existing building by 0.45m, and it would project westwards by 2.3m. There would be a gap of 0.9m between the extension and the northern side boundary with No's 25/25A and would not represent a loss of access to the north side of the existing dwelling.

Both No's 25 and 25A have kitchens facing the position where the proposed extension would be sited, with one having a seating area and the other a dining area adjacent to the windows in the respective dwellings. The lower ground level of the application site lessens the impact of the proposed extension on outlook from and daylight to these neighbouring dwellings. The north side of the proposed extension would be 6m from the kitchen window of No.25A, and 5m from the kitchen window of No.25, with the ridge of its sloping roof being a further 2.2m away. As a result of the small size of the extension, the ground level difference and the hip-roofed design, it is considered that the proposal would not have an unacceptable effect on the levels of natural daylight reaching either of these adjacent dwellings.

The roof line of the extension would be seen from the kitchen of No.25 but it is not considered that it would be so close or so high as to cause loss of outlook, an excessive degree of enclosure or an overbearing effect. Refusal would not be warranted, nor a requirement to change the design to a flat roof. The impact on the outlook from the kitchen or patio area of No.25A would not be greatly different from the outlook that currently exists.

**Recommendation**

APPROVE for reason that:-

The proposed development would preserve the character and appearance of the Conservation Area 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, AB4, AH7).

Subject to:-

1. C1Ci (Standard time limit)
2. C12Eii (External walls and roof of extension to match existing)
3. C18Eiv (No windows or rooflights to be formed in the north side wall of the extension without planning permission)

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