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22/6/09.

Development Control – Delegated Officer Report

Application Number: ADC/0167/09 **Recommendation – Permit Application**

Site: **105 Hayley Road Lancing West Sussex BN15 9HG**

Proposal: **First-floor side extension**

The Application

The application site is a two storey end of terrace dwelling which forms a corner plot. There are similar dwelling types within the surrounding locality with some two storey flats opposite. The front garden area is enclosed with close boarded panel fencing which also runs to the rear of the property. The side elevation of the building is directly adjacent to the pavement.

There is as existing a single storey, narrow, flat roof extension to the side of the house which was built in 2007 under application reference ADC/285/07. Permission is sought to build a first floor, pitched roof extension above the existing extension. The extension is slightly angled with a maximum width at the rear of 1.6 metres reducing to 1.3 metres at the front. The extension will have a maximum height of 6.4 metres. It is set back from the front of the building by 4.5 metres. The existing ground floor extension provides an enlarged kitchen area. At first floor the extension will increase the size of the bathroom. The plans also show a loft conversion with rear dormer, however this is permitted development and consent is required for the first floor extension only.

Consultations and Representations

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

Lancing Parish Council: - No objection

Relevant Planning Policies 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, loss of natural light or overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

Residential Amenity

It is not considered that the proposed extension will have any adverse impact on the amenities of the occupiers of the adjacent properties. As this is an end of terrace the property most affected is to the south no. 84 Shadwells Road which is at a distance of approximately 17 metres. There are no windows proposed on the side elevation and due to the distance there will be no loss of light or overbearing impact in this case.

Visual Amenity

Due to the siting of the extension adjacent to the pavement with no screening the extension is clearly visible within the street scene. It is however considered that the design and scale of the extension is in keeping with the character of the existing building, more so than the existing single storey extension which is of flat roof design. The extension is at an angle however it is not considered that this will have an adverse visual impact.

APRROVE for reason 1PPi: - subject to: -

1. C1Ci
2. C12Ei

Case Officer.....[redacted].....Date...28/5/09 [redacted] 28/5