Expires 13/7/07.

Development Control – Delegated Officer Report

Application Number: ADC/0301/07 **Recommendation – Permit Application**

Site: **38 Eighth Avenue Lancing West Sussex BN15 9XD**

Proposal: **Part single/part two-storey rear extension**

The Application

The application site is a semi-detached house on the south side of Eighth Avenue, Lancing. It is bounded tightly to the west by an end-of-terrace house, to the east by the adjoining property, and to the rear by an access track to rear garages. The property has recently added a first floor west side extension that features a false pitched roof, as well as a large conservatory on the rear elevation.
The proposal is to removed the rear conservatory and replace it with a large 4 metre deep brick extension that runs the width of the building. This extension will house a new kitchen/diner and will feature a false pitched roof rising to first floor window height. Additionally, a first floor will be added above the western portion of the extension that will house a fourth bedroom. This addition will be 3 metres wide by 3 metres deep with a roof extending from the false pitch on the side extension. Windows and doors will be located on the rear elevation only.

Consultations and Representations

Third Parties

No.36 Eighth Avenue raise No Objection but request that the depth of the ground floor extension be reduced to 3.5 metres to be in line with their extension. They note that their extension was restricted to 3.5 metres by planning.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
West Sussex Structure Plan: DEV1

Planning Assessment

The main planning considerations with this proposal are the impacts the extension will have on the neighbouring properties.

The ground floor section of the extension will be large, running the width (5.4 metres) of the house with a depth of 4 metres. It will replace a modern conservatory and extend only marginally beyond the single storey rear extension on the adjoining house to the east. To the west, No.40 also features a rear extension that is separated from the applicant's house by approximately 1.2 metres of fencing and pathway. As there are no side windows proposed the ground floor extension will not impact significantly on neighbouring properties privacy.

The roof of the ground floor extension will be of false pitch with a west side hip. Above the western side of this roof a first floor addition is proposed with a width and depth of 3 metres. A false pitched roof will be added as a continuation of the roof on the previously approved side extension. As this addition will be sited on the western side of the rear elevation, with a distance of 2.6 metres to the boundary with the adjoining property at No.36, the main impact will be on the outlook of No.40. Following the site visit it is clear that this impact will be negligible as the nearest first floor window to the proposal serves a bathroom whilst a window central to the side elevation provides solely stairwell light. No bedrooms or main living spaces will be affected.

The slim border between the properties features low trees that will need to be removed to allow for the extension. This will result in increasing the potential for the first floor to be overbearing on No.40 however in practice this will not be sufficiently significant to warrant consideration of refusal.

Whilst the appearance of this proposal is not of particular architectural merit it will not be visible from the street and will not unduly impact on neighbouring dwellings. No.40 raised no concern when spoken to during the site visit although No.36 have commented that the depth of the ground floor section should not exceed the 3.5 metres depth of their extension. Whilst the Council's Development Control Standard for rear extensions states that they should not exceed 3.5 metres in depth when within 1m of a boundary with an attached property, this is based on the assumption that the adjoining property features no rear addition. Thus the 0.5 metres of additional depth is not considered contrary to this Standard.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci: (standard time limit)
2. C12Ei: (external materials to match existing)
3. C18Eiv: '... east ~~and~~ or west walls of the first floor of the extension without...' (no windows to be formed in the side wall of the extension without permission)

Case Officer:.....

Date: 21/6/07

CJ 26.6.07