Expires 05/04/07

Development Control – Delegated Officer Report

Application Number: ADC/0075/07 **Recommendation – Permit Application**

Site: **8 Lewis Road Lancing West Sussex BN15 0NT**

Proposal: **Replace conservatory with larger single-storey rear extension**

The Application

The application property is a semi-detached bungalow situated on the west side of Lewis Road. It is bounded to the south by the adjoining property, No.6, to the north by No.10 Lewis Road and to the rear, shielded from view by tall trees, by No.42 Lynchmere Avenue. A narrow 3 metre wide shared driveway between the applicant dwelling and No.10 leads to a pair of garages six metres rear of the properties.
The proposal is to replace an existing run-down conservatory with a larger 3.5 metre deep flat roofed rear extension incorporating a new kitchen area. The extension is to be flush with the existing north wall of the property and will be indented on the rear corner to allow continued vehicular access to the rear garage. The existing kitchen is to be converted into a new bedroom with a replacement window inserted into the north wall of the main dwelling to serve it.

Consultations and Representations

Third Parties

A representation has been made by No.10 Lewis Road regarding whether the depth of the extension will impede vehicular access to the garage. They are concerned that vehicles would need to manoeuvre across the shared boundary onto their land when parking.

Lancing Parish Council have No Objection.

Contributors

No representations have been made.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7

West Sussex Structure Plan: DEV1

Planning Assessment

The extension as it stands (at 3.5 metres deep and 3 metres in height) will meet the main dimensional criteria of the Development Control Standard. Due to the narrow joint driveway to the garages serving the applicant property and their neighbour, the north side wall has been stepped in by 0.7 metres for the rear 2 metres of its elevation in order to maintain garage access. A written representation from No.10 raises concern as to whether a vehicle will be able to utilise this garage without trespassing beyond the shared access boundary or indeed whether the proposal would make the applicant's garage inaccessible. Upon visiting the site it was noticed that the north wall of the extension would follow the general line of an existing fence and not encroach any further onto the accessway. Therefore, whilst it is accepted that the shared driveway is cramped, it is not considered that this proposal will offer any additional hindrance to garage access than currently exists. Indeed, should the need arise, there is a front hardstanding and ample on-street parking available at the property.
From an amenity perspective, the plans show that there will be no side windows in the extension itself whilst views from the rear elevation will be directed towards large boundary trees. The impact of this single storey development on neighbouring amenity will therefore be negligible.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci (standard time limit)

2. C12Ei (external materials to match existing)

3. C18Eiv '.....in the north ~~and~~ or south side walls of....' (no windows to be formed in the side walls of the extension without planning permission)

Case Officer:.....

Date: 13/3/07