expiry 26.11.

Development Control – Delegated Officer Report

Application Number: ADC/0603/07 **Recommendation - Permit**

Site: **19 Abbots Way Lancing West Sussex BN15 9DH**

Proposal: **First-floor side extension**

The Application

The application property is the southern half of a pair of semi-detached houses located at the end of a spur of road coming off to the south-west of Abbots Way. The road is located within the residential built-up area of Lancing.

The proposal is for a first floor side extension 8.5m in width with dummy pitch roof, 4.0m in total depth built off the side wall of the dwelling.

The house has a fully hipped roof with the southern roof-slope terminating with the eaves at ground floor level. The house has been previously extended with a detached garage and a single-storey side/rear flat-roofed extension and front porch. Generally the extensions are considered to be sympathetic in scale and appearance to the dwelling.

The attached property (No.17) has a dummy pitch roof extension at first floor level which projects out from the cat-slide roof toward the north (L/34/95/TP). The orientation of the building is such that the northern half (No.17) is a lot more visible from the street.

To the south is a pair of gable ended chalet style bungalows (No's21 – 23) orientated at angle from the application property. To the west are other semidetached houses in Grinstead Lane.

A number of other properties in Abbot's Way have had similar first-floor side extensions and large side dormers, most notably at No.41 where planning permission was granted for a side dormer with twin hipped roofs which was 8.0m in width and built off of the side wall of the dwelling.

Consultations and Representations

Third Parties: None received.

Lancing Parish Council: No objection.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC1, DEV1, DEV4-5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7, and Appendix II ' Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'.

Planning Assessment

Policies

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). 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.

Visual amenity

Although described as a first storey extension the proposed development is similar in scale and appearance to a lot of other dormer side extensions which have been erected in Abbot's Way. The attached house (No.17) has a domer which is the same design with a dummy pitch roof, whereas further to the east in the street other properties (No's 35, 41 & 43) have side extensions with twin pitched roofs.

The proposed design is large in scale and its appearance would be quite dominant when looking at the house on its own, however given the orientation of the dwelling the extension would not be seen from the road. Given the prevalence of similar sized dormers in the street it is considered that on balance the proposal would not have a detrimental effect on the visual amenity of the locality.

Residential amenity – overlooking

The proposed dormer would house an additional bedroom and bathroom, both which would have windows which would face to the south at the side of the adjacent property (No.21) and shared driveway, and therefore it is considered that both the bathroom and south facing window should be obscurely glazed. The bedroom has a west facing second window which would enable the proposed new bedroom to have an outlook.

The properties to the west in Grindstead Lane are 35m away and windows already exist at first-floor level in the rear both No's 17 & 19 of the application property. The addition of a second bedroom window therefore would not have an effect on the privacy of these properties.

Recommendation

APPROVE for reason that :-

1PPii

1. C1Ci
2. C12E3 – amended
   The external tile hanging of the extension…
3. C18C - The windows …south…

Case Officer:
Date: 15-11-07