Application Number: ADC/0608/07 **Recommendation – APPROVE**

Site: **29 Lynchmere Avenue, Lancing BN15 0PD**

Proposal: **Single-storey side/rear extension (amendment to ADC/0179/06 to include window in south side and revised rear windows)**

The Application

The application property is a hip-roofed detached bungalow on the west side of Lynchmere Avenue sited on land that slopes from north down to south. A single-storey side/rear extension has previously been permitted and is almost complete (ADC/0179/06).

The present application seeks to amend the design by including a window (1.1m by 1.1m) in the south side wall and revising the rear windows. The additional window, which would be obscure-glazed and fixed shut, would be over the kitchen sink.

Located to the north and south sides are other detached bungalows. To the south (No.27) has a rear lean-to conservatory 1.5m in depth and the full width of the bungalow. It is sited approximately 0.5m lower than the application site. To the north (No.31) is another bungalow with a rear extension the same depth as that at No.29.

Consultations and Representations

Lancing Parish Council: To be reported.

Third Parties: A letter of objection and a letter of support have been received. The objection letter is on behalf of the owners of the property to the south (No.27), from their daughter, on grounds that the proposed window, only 1.8m from their property, would overlook the rear of their property and remove their privacy, even if obscurely glazed. They raise concerns that there would be smells coming from the window which is situated in the new kitchen, and that the loss of privacy will devalue their property. They mention a similar planning permission for extension of No.31, which had a south facing window 'refused' and believe that a precedent has been set not to allow such invasion of privacy. ***[NB. The daughter of the owners of No.27 has requested to speak at the committee meeting]***

+ No.25 objection

The owners of No. 28 feel that additional windows should be encouraged as the more natural light that comes in, the less need to burn electricity.

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 11 'Supplementary Planning Guidance' comprising:
Development Control Standard No.3 'Extensions and Alterations to Dwellings'.
PPS1 'Delivering Sustainable Development' (ODPM 2005)

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, 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.

Residential amenity - privacy

The extension itself has already been granted permission and it is only the effect of the south-facing side window which is to be considered.

The bungalow (No.27) to the south has a rear conservatory with opaque side-facing panels. There is also a small garden shed located adjacent to the northern boundary, 0.6m from the rear of the conservatory.
The window forming the subject of the present application would face south, directly towards the rear patio area of the adjacent bungalow (No.27), through the gap between the conservatory and the shed. The window itself would be above the height of the boundary fence.

However, the submitted plans clearly state that the window is to be obscurely glazed and fixed shut. Its purpose is purely to allow in extra light to the kitchen, over the sink. The proposed window would result in an unacceptable level of overlooking if it were to be clear glazed but it is considered that a planning condition can reasonably imposed requiring the glazing to be of obscured glass and fixed shut in order to preserve the privacy of the neighbouring property.

The objector mentions permission for a similar extension at No.31 to the north where similar concerns with regard to overlooking existed. During the process of granting of permission for the extension at No. 31 there appears to have been no negotiation for a window in the south side of that extension and a condition was imposed to prevent any side window from being inserted without permission from the LPA, as does the permission in respect of the extension on the present application site at No.29.

The alterations to the windows in the rear (west) elevation would not have an effect on the privacy of other properties including those to the south or rear.

Recommendation

APPROVE for reason that:-

The proposed development would not detract from the local environment 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 (AH7) and the West Sussex Structure Plan (DEV1).

1. C1Ci (Standard time limit)
2. C18C3 (Glazing in south side window to be of obscured glass and to be fixed shut)
3. C18E ii

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