~~P/E~~
~~13/3/08~~

Expiry
8/4/08.

Development Control – Delegated Officer Report

Application Number: ADC/0609/07 **Recommendation – Permit Application**

Site: **30 Kings Road Lancing West Sussex BN15 8DZ**

Proposal: **Single-storey rear extension**

The Application

The site is located within the built up area of Lancing. A mid-terrace, two storey dwelling within a street of properties of various styles, designs and ages.

Permission is sought to demolish an existing rear single storey projection which contains a W.C and additional kitchen space, there is an identical projection attached at no. 32 Kings Road. It is proposed to replace this with a single storey, pitched roof rear extension, to provide additional ground floor living space. A window and patio door is proposed to the rear elevation with a roof light. The maximum depth adjacent to no. 32 is 4 metres reducing to 3.5 metres adjacent to the boundary with no. 28. The extension is to cover the width of the rear of the property at 6.2 metres. The maximum height of the extension is 2.9 metres.

Consultations and Representations

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

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' including: - Development Control Standard No. 3 'Extension and Alterations to Dwellings.'
PPS1 'Delivering Sustainable Development' (ODPM 2004)

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 overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

Residential Amenity

To the south is an attached chalet bungalow and to the north is an attached two storey terraced property. To the rear the adjacent bungalow has an existing flat roof addition and the property attached to the north has a rear single storey projection which matches the rear projection at no. 30 which will be removed as part of this proposal.

There is a side window on the existing flat roof extension of no. 28 which will face onto the side of the proposed extension at no. 30 and there will be loss of light to this window. However there is also a rear patio door which provides light and aspect, therefore there is not considered to be any significant loss of light in this case.

The proposed extension will be inline with the existing rear projection at no. 30 and no. 32 at 4.3 metres. The extension does not exceed 3.5 metres in depth adjacent to the boundary with no. 28, therefore within the Council's Development Control standards.

Visual Amenity

The extension is in keeping is design, size and scale with the existing building it is to the rear and therefore is not visible within the street scene. There will be no adverse impact on the visual amenities of the locality in this case.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei
3. C18Eiv – southern
4. C14Ai -2nd February 2008.

Case Officer..... Barber .....Date..... 13/3/08

PB 17/3/08