expiry 16.07.07

Development Control – Delegated Officer Report

Application Number: ADC/0305/07 **Recommendation - Permit**

Site: **5 Myrtle Crescent Lancing West Sussex BN15 9HY**

Proposal: **Modification of ground floor including single storey rear extension (with removal of existing rear extension)**

The Application

The application property is an end of terrace house located on the south side of Myrtle Crescent. The property is a gable ended house of brick and tile construction. It has an original single-storey rear extension with a mono-pitched roof adjacent to the boundary with the attached property (No.7), and a glazed utility area adjacent to this original feature infilling the area up to the east side of the building.

The proposal is to demolish the extension and glazed utility area and construct a new extension along the rear elevation of the building. The proposed extension would not be any larger that the existing structures, with the final extension being 5.25m wide, by 1.8m deep, by 3.2m high.

Consultations and Representations

Consultations/Comments
Lancing Parish Council have no comment on the proposals.

Third Parties
There have been no third party objections on the application.

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.
Development Control Standard No.3 'Extensions and Alterations to Dwellings'.

Planning Assessment

The main concern of the application is the effect on the residential amenity of the surrounding properties.

The proposed structure would not increase the size of the existing two extensions and would therefore not have an adverse effect on the amount of light or outlook from the two adjacent properties (No's 3 & 7). The proposed extension would be no longer in length than the attached properties original extension and therefore would not have an overbearing effect to this property.

There would be no windows in the east elevation of the proposal which would improve the level of privacy to No.3 due to the existing utility room having clear glazing on its eastern side.

The proposal would face onto the side elevation of the property to the south which has no windows in it and as a result there would be no loss of privacy from the glazing in the rear of the proposal.

The design is consistent with other extensions approved in the area and in keeping with the style of the original building.

Recommendation

APPROVE for reason that :-

1PPii.

1. C1Ci.
2. C12Eii.
3. C18Eiv – amended (....east or west walls of the...)

Case Officer: [signature]
Date: 27.06.07

CJ 28.6.07.