P.C 21/6/07
expiry 18/7/07

Development Control – Delegated Officer Report

Application Number: ADC/0312/07 **Recommendation – Permit Application**

Site: **16 Grinstead Lane Lancing West Sussex BN15 9DY**

Proposal: **Loft conversion with rear dormer and single storey rear extension**

The Application

The site is located within the built up area of Lancing, a semi detached bungalow within a street of a mixture of semi detached, detached and terraced properties. To the north of the site is No. 14 Grinstead Lane a detached bungalow, there is a narrow 1 metre passage way between the properties which is used for access for refuse and maintenance. To the south is the attached neighbour No. 18 Grinstead Lane. This property has a single storey flat roof rear extension which is 3.5 metres in depth and matches the existing extension at the application site. To the east of the site is a front garden area and the highway beyond. To the west is the rear garden of the property with a garage to the rear of the garden with access from a vehicular access which runs north, south to the rear of this and the adjacent properties.

Permission is sought to add a single storey, flat roof rear extension to the existing flat roof rear extension. The extension is to be 3.3 metres wide, 2.1 metres deep with a height of 2.7 metres to match the height of the existing extension. A loft conversion is also proposed with a rear flat roof dormer 4.5 metres wide, 1.9 metres high with a maximum depth of 2.2 metres, three velux windows areproposed on the northern roof slope. Also proposed is a velux, roof light style window to the existing flat roof extension which will be located below the dormer window and will provide light to existing bedrooms. The extensions will provide a bedroom and ensuite in the roof space and an enlarged dining room at ground floor.

Consultations and Representation

Third Parties: - One letter of objection has been received from the occupier of No. 14 Grinstead Lane making the following comments: -

- Overlooking, loss of light loss of privacy from south
- The proposed extension would only leave a narrow passage between No. 16 and No. 14 for access and wheelie bins, this is a shared access.
- No objection to rear dormer window it will only affect the privacy in the garden.

Lancing Parish Council: - No objection

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): DEV1
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'
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 to dwellings should be designed so as not to result in an unacceptable degree of overlooking, loss of natural light or overbearing effect on neighbouring dwellings, and to be of sympathetic design and materials to the original dwelling and the area in general.

Residential Amenity

The main properties to be affected in this case are No. 14 and No. 18 Grinstead Lane. The main impact to No. 18 will be overlooking to the rear garden area by the proposed rear dormer, it is considered that this impact is not such to warrant a refusal in this case.

The owner of No. 14 has objected to the proposal for the reasons stated above. A similar impact of over looking to the rear garden will be caused by the rear dormer window. However the main impact on this property will be from the proposed single storey rear extension which is adjacent to the boundary with this neighbouring property.

No. 14 Grinstead Lane extends further to the rear than the original dwelling house at No. 16. However with the existing rear extension at the application site this property extends slightly further to the rear. The existing extension is set in from the boundary by 1 metre and the proposed extension will extend along the same line. As proposed No. 16 will be extended 4 metres further to the rear than No. 14 and 6 metres in depth in total. No. 14 has a kitchen window and clear glazed kitchen/back door within close proximity to the boundary of the site. There will be some loss of light to the rear of No. 14 however it is considered that this loss of light will not be such to warrant a refusal in this case, the extension is at a distance of 1.5 metres from the adjacent property and a minimum of 3.5 metres from the kitchen window.

The owner of No. 14 has also expressed concern over the side access between the properties which is shared and the issue of refuse and access. It is considered that this is a private matter to be resolved between these neighbours as to how this access should be used. However in the light of the

proposed extension, access to the side of the property will still remain for maintenance and to gain access to the rear of the site and therefore this is not considered to be an issue which would warrant a refusal in this case.

Due to the close proximity of the existing and proposed rear extensions to the boundary of No. 14 and the proposed loft conversion it is considered appropriate to attach a condition to this permission to restrict the use of the flat roof as a balcony or terrace as this would cause over looking and loss of amenity to the occupier of the adjacent property.

Visual Amenity and Character of Existing Dwelling

The proposed alterations and extensions will not be visible within the street scene, however they will be visible from the properties either side and to the rear of the site. It is considered that the rear single storey extension is in keeping with the character, scale and design of the existing property. The flat roof design limits the impact on the adjacent neighbour and is therefore considered acceptable as it will not affect the street scene. The dormer window is in proportion with the existing property and much of the roof slope still remains visible. The dormer is also lowered below the ridge height of the existing building, therefore complying with the Council's Development Control Standards. It is therefore considered that the proposed extensions and alterations will be acceptable in this case and comply with development control standards and policy AH7 of the Adur District Local Plan.

Recommendation

APPROVE for reason that :- 1PPi

- C1Ci (Standard time limit)
- C12Ei (External materials to match existing)
- C18F .....no part of the roof of the extension hereby permitted or the existing flat roof extension shall be converted into or used .....

Case Officer.....Barber.....Date 21/6/07. 26.6.07

Head of Planning and Community.....Date.....26/6/07.....

Chair of Planning Committee.....Date...2/7/07.....