expires 06.08

Development Control – Delegated Officer Report

Application Number: ADC/0317/08 **Recommendation - Permit**

Site: **7 Monks Avenue Lancing West Sussex BN15 9DJ**

Proposal: **Rebuilding and enlargement of side extension to rear of garage**

The Application

The application property is eastern half of a pair of semi-detached houses located on the north side of Monks Avenue, within the built-up area of Lancing.

The proposal is for a replacement side and rear extension to the north of the existing attached east side garage. The proposal would be 7.0m in length, by 3.9m in width, by 3.3m in height to the top of the dummy pitch roof. It would be marginally larger that the flat roofed structure that currently exists. The proposal would house a utility / toilet and shower room and an additional bedroom.

The surrounding properties in the street are of similar design, with the adjacent neighbour (No.9) having also extended to the rear of the garage maintaining a setback from the boundary of 1.5m. To the rear of the property is an open ditch which is overgrown and which screens the properties to the north from view.

Consultations and Representations

Third Parties: There have been no objections from the surrounding properties.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings.'
PPS 1 '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, 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

The proposed extension would be unseen from the street and would therefore not have an adverse effect on the streetscene. The proposals would be brick built with a tiled roof facing the garden and would replace a structure which is badly constructed and clad in uPVC panelling. Visually the appearance would be in keeping with the original building and would not look out of place.

Residential amenity

The proposal would replace a structure that is of a similar size and would extend into the garden a further 0.8m than what currently exists. It would be of a similar height and it is considered that the increase in bulk would not have an effect on the outlook or amount of light available to the surrounding dwellings.

The proposed bedroom would have an additional window in the west elevation where currently there are none. This would look towards the existing conservatory that projects to the rear of the dwelling by 2.0m. There would be some views available towards the west side boundary and the attached house (No.5) beyond, but it is not considered this would result in any loss of privacy.

Recommendation

APPROVE for reason that :-

1PPii

1. C1Ci
2. C12Eii
3. C18Eii – east

Case Officer: [signature]
Date: 16-07-08

PB 16/1/08