Expiry Date - 26/03/2012

Development Control – Delegated Officer Report

Application Number: AWDM/0061/12 **Recommendation – APPROVE**

Site: **13 Hadlow Way Lancing West Sussex BN15 9DE**

Proposal: **Single-storey rear extension**

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached bungalow located within a cul de sac of similar bungalows within the built up area of south Lancing. Permission is sought for a single storey rear extension to accommodate a living/dining space. The extension is 2.9 metres in height with a part hipped flat roof. It has a maximum depth of 5.1 metres. It partly abuts the existing rear projection to the north. Amended plans have been submitted to replace the original proposal for a flat roof extension also of 2.9 metres which exceeded the existing eaves height.

Consultations

Environmental Health Officer: - An informative should be added as a precaution to safeguard against potentially contaminated land.

Lancing Parish Council: - No objection

Representations

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

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): 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

Principle

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, 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.

Supplementary Planning Guidance is contained in DC Standard No. 3 'Extensions and Alterations to Dwellings.' This states amongst other things that the most important basic principle is that any extension should be in keeping with the appearance, scale, design and character of both the existing dwelling and street scene generally.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development' Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be acceptable.

Visual amenity

The extension is to the rear of the bungalow and is therefore not visible within the street scene. The amended plans show the eaves of the proposed extension in line with the existing eaves of the bungalow with a tiled hipped roof. This design is sympathetic to the appearance of the existing bungalow and an improvement on the originally submitted scheme.

Residential amenity

It is not considered that the proposed extension will have any adverse impact on the residential amenities of the occupiers of the adjacent bungalows. The extension is adjacent to the boundary with no. 12 Hadlow Way to the south, there is a back door and bathroom window on the side elevation of this neighbouring bungalow. There is limited light as existing to the side of this property, with the main aspect being to the west/rear. It is therefore considered that the proposed extension will not result in a significant loss of light that would warrant a refusal in this case.

Recommendation

APPROVE for the reason:-

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 (AG1, AH7)

Subject to Conditions:-

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: - To comply with Section 91 of the Town and Country Planning Act 1990.

2. The external materials and finishes of the development hereby permitted shall, prior to commencement of use of the additional accommodation thereby created, be completed to match in design, colour, bond and texture those of the existing building.
   Reason: - In the interests of visual amenity and to comply with saved policy AH2 of the Adur District Local Plan.
3. The development hereby permitted shall be carried out in accordance with the following approved plans: -
   Drawing no. 211/435/2A – received 21st February 2012
   Drawing no. 211/435/4A - - received 21st February 2012
   Drawing no. 211/435/3 – received 30th January 2012
   Reason: - For avoidance of doubt and in the interests of proper planning.

Informatives

1. If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.

Is recommendation contrary to any representations? N

Case Officer signed: Hannah Barker Date: 1st March 2012

Authorised and signed by: [redacted] Date: 1/3/12