Development Control – Delegated Officer Report

Application Number: ADC/0077/08 **Recommendation – Permit Application**

Site: **138 Kings Road Lancing West Sussex BN15 8DX**

Proposal: **Single-storey front extension, glazed porch, conversion of garage to room, and west side dormer**

The Application

The site is located within the built up area of Lancing. An existing semi detached chalet bungalow which was built in 1999 as a matching pair of properties with garages and a front shared driveway. The buildings are characterised by two main front gables and a gable at first floor level.

The site is on a corner plot fronting onto Kings Road and to the west is Grinstead Lane, there is a 2 metre boundary fence on the boundary with Grinstead Lane and a dwarf wall to the front with a shared vehicular access onto Kings Road.

Permission is sought to extend the front gable nearest to Grinstead Lane forward towards Kings Road by 4.2 metres in line with the front of the existing garage, the width and height will remain the same, this is to extend the existing kitchen to provide a kitchen and dinning room. It is also proposed to convert the existing garage and add a small glazed porch to provide a link between the existing front door of the house and the garage which will be converted for use as a playroom. The porch will have a pitched roof up to 2.7 metres in height and will be set back from the front of the property by 3.7 metres.

Also proposed is a flat roof dormer window on the western roof slope of the building which faces onto Grinstead Lane. This dormer is 2.1 metres wide, 1.8 metres high with a maximum depth of 2.2 metres. This will provide space for a W.C at first floor level. Finally two additional windows are proposed at ground floor level facing east onto the side boundary fence towards the neighbouring property and facing west towards Grinstead Lane.

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 '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 areas, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan, relates specifically to extensions and alterations to dwellings and states that they should be designed so as not to result in an unacceptable loss of light or privacy or have an overbearing effect on the neighbouring dwelling and be sympathetic to the original dwelling.

Residential Amenity

The main property to be affected in this case is no. 136 the matching semi detached property to the east. The main extension to the property is at a distance of 4.7 metres from the boundary with the neighbouring property and will be screened by the existing garage which is set forward to the front of the property as existing. The proposed dormer faces onto Grinstead Lane and will therefore not directly overlook and residential properties. The proposed side window which faces to the east will not cause any overlooking as it faces onto the side boundary fence and side elevation of the adjacent dwelling. The proposed side window which faces west will face onto the boundary fence towards Grinstead Lane. The proposed glazed porch will be enclosed by the existing building and will therefore have no impact on the adjacent properties.

Visual Amenity

The proposed front extensions will be visible from the front of the property in Kings Road however due to the set back from the highway of 22 metres and the scale and the design of the proposals it is considered that there will be no adverse impact in this case. The proposed extensions respect the scale, design and appearance of the existing chalet bungalow.

The side dormer window fronts onto Grinstead Lane and is clearly visible, however it is considered that the scale of the dormer is acceptable as it does not dominate the roof slope and will be conditioned to be built with materials to match the existing building.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei

Case Officer..... Date..31/3/08

PB 31/3/08