Expires 11/8/08.

Development Control – Delegated Officer Report

Application Number: ADC/0320/08 **Recommendation – Permit Application**

Site: **99 Crabtree Lane Lancing West Sussex BN15 9NH**

Proposal: **Single storey rear extension**

The Application

The application site is a mid-terrace house located within a designated local shopping parade on the south side of Crabtree Lane, Lancing. The property has no modifications and is bounded to the rear by a small alleyway at the end of a moderately sized rear garden. Permission was granted under L/173/98/TP to convert the ground floor shop and first floor flat into a single three bedroom house.
This application seeks permission to erect a 4 metre deep single storey extension off the width of the rear elevation to accommodate a downstairs bathroom and an enlarged kitchen. A single window and French doors will be located on the rear elevation only.

Consultations and Representations

Third Parties

No representations have been received.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved until adoption of the new Adur Development Plan): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'

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. DC standard No.3 'Extensions and Alterations to Dwellings' states that rear extensions on terraced properties should normally be no deeper than 3.5 metres to avoid adversely affecting adjoining neighbours by way of loss of light or overlooking.

Visual Amenity
The extension is to be located off the rear elevation of a mid-terraced property and as such will not be visible from the street. It will be a flat roofed structure completed in brick to match the main dwelling and will not be oversized in relation to the remaining garden area.

Residential Amenity
The neighbouring property to the west, No.103, has a small rear extension on the west side of their rear elevation. Adjacent to the boundary with the applicant's property is a window that will be heavily recessed by the 4 metre depth of this proposal, causing an unacceptable loss of light and outlook. Upon request amended plans have been received that have reduced the depth of the extension to the maximum 3.5 metres as recommended by the above DC Standard.
The adjoining property to the east has a much older extension that is deeper than this proposal. There will be no amenity concerns to this property.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci
2. C12Ei
3. C14Ai '...received on 1st August 2008...AH7....DEV1'

Case Officer:.....

Date: 6/8/08.

BB 6/8/08