Expires 25/7/07.

Development Control – Delegated Officer Report

Application Number: ADC/0323/07 **Recommendation – Permit Application**

Site: **102 Freshbrook Road Lancing West Sussex BN15 8DA**

Proposal: **Single-storey front extension to provide disabled access toilet**

The Application

The application site is an end-of-terrace house located on the south side of Freshbrook Road, Lancing. The property is bounded to the east by the adjoining houses in the terrace, to the west by a further identical terrace and across Freshbrook Road to the north by a long terrace of much older housing.
The proposal is to add a front extension to No.102 which will incorporate a small entrance lobby and disabled toilet. It will be pitched to a height of 3.4 metres with a width of 3.8 metres and depth of 2.6 metres.

Consultations and Representations

Consultations/Comments

Chief Environmental Health Officer	No Objections.

Third Parties

No.100 Freshbrook Road raise No Objection.
Lancing Parish Council raise No Objection.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
West Sussex Structure Plan: DEV1
Development Control Standard No.3: 'Extensions and Alterations to Dwellings'

Planning Assessment

The main concern with this application is the impact the front extension will have on the appearance of the streetscene.

The Council's DC Standard for extensions states that, on terraced properties, front additions will not usually be allowed if they abut a side boundary or protrude significantly beyond the building line. The proposed extension will sit on the western side of the front elevation with a distance of 2.9 metres to the adjoining house and 1 metre to the boundary fence separating the terraces. Given this location it will not impact on the outlook or daylight of the adjoining houses whilst the east side window proposed will offer no privacy concerns. As the terrace to the west is set forward by the same distance as the depth of the proposal, it will not impact on the amenity of these houses and will not protrude beyond their building line.
Visually the extension will appear large, especially with a roof that pitches just below first floor sill level covering a feature 3.8 metre high stairwell window. Its size is however necessary specifically in order to incorporate a ground floor disabled toilet. The other houses in this stretch of terraces feature basic canopies and flat roofed brick porches that are smaller in size than the proposed. It is not considered however that the bulk of this addition is detrimental to the terraces due to its siting relative to neighbouring houses. Freshbrook Road in general features a wide variety of housing form with no particular style or consistency to protect. This extension will therefore not be unduly out of character or an obtrusive addition to the streetscene.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci: (standard time limit)
2. C12Ei: (external materials to match existing)

Case Officer:.....

CS 16/7/07

Date: 12/7/07.....