expires
08.04.08

Development Control – Delegated Officer Report

Application Number: ADC/0093/08 **Recommendation - Permit**

Site: **1 Browning Road Lancing West Sussex BN15 0PY**

Proposal: **Single-storey extension and replacement double garage**

The Application

The application relates to the ground floor three bedroom flat of a converted detached house fronting Mill Road. The house sits within the built up area of Lancing just to the north of the Conservation Area on the south side of the junction with Browning Road. The house is split into two flats, the upper of which has a front door onto Mill Road and the lower flat a door to the rear and access from Browning Road. The road slopes down to the south.

The proposal is for a single-storey, flat roof extension on the northern boundary of the property and a detached hipped roof double garage in the SW of the site. The extension would provide a ground floor kitchen extension. The proposed extension would be built onto the existing flat roof kitchen extension and would be 3.5m in width adjacent to the road, by 4.2m in depth. Due to the sloping site the extension would be by 2.1m in height adjacent to the road and 2.7m in height within the property. A shed 2.5m in height currently stands in the position of where the extension will go. The proposed garage would replace an existing single garage and lean-to style additional car-port, it would be 5.8m wide, by 5.8m deep, by 5.2m in height.

The property has been extensively developed in the past. The property was split to be used as two self contained flats in the 1960's and has north and south side dormers.

The ground floor flat has been extended with a side (north) and rear extension in a similar location to the proposals. It makes up part of the northern boundary. The ground floor flat has been granted permission for an enlargement to the existing kitchen extension (L/2/06).

Consultations and Representations

Third Parties: There has been one letter of objection from the owner of 3 Browning Road. They feel that the proposed garage would impede the amount of daylight to the east facing bedroom/ hobby room. They state that a group of people meet to use the room for needlework and that a flat roof would be no problem.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC1, DEV1, DEV4-5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AP7.

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 main concern is that the proposals would result in a flat roofed extension visible from the road which would be 9.6m in length.

The flat roof would match the height and materials of the existing extension, and although the flat roof would be just be seen from the street, a precedent has been set with the approval of L/2/06 where a roof form which matched the original dwelling was considered not to be necessary.

Currently the north side elevation of the kitchen makes up the boundary with Browning Road. A 2.0m high fence makes up the rest of the side boundary. To the east an older section towards the junction with Mill Road and to the west a newer section from the side of the extension to the vehicular access of the property. Due to the slightly irregular plot size the flank wall of the proposals would lie just inside where the new section of fence sits, and it is felt that requesting the reinstatement of this fence after the construction of the proposed extension would help to ameliorate the effect that the extension may have on the area.

Given that the extension would only increase the length of the existing by 3.5m, that it replaces a garden shed which is visible from the street and that the boundary fence would be required to be reinstated it is felt that the increase in size of the proposals would not have an unacceptable effect on the visual amenity of the area or the streetscene and it would not appear overbearing.

Residential amenity – loss of light
No.3 Browning Road has windows in the east elevation, the middle of which is currently used as a hobby room for sewing by the occupant and her friends. The bungalow (No.3) is site on sloping ground and as a result the windows

serving the living room and hobby room are in a more elevated position than usual, located directly to the west of the proposed garage. The window sills are approximately 1.8m above the ground level outside and currently level with the top of the boundary fence between the two properties.

The proposed garage has been amended in design from the previously withdrawn application (ADC/0549/07) so that it now has a gabled roof with the ridge running north to south rather than a pyramid style. The eaves would be 2.7m in height and the roof would still slope away from the objectors windows. Although the bulk of the garage would increase because of the change in design it is still considered that there would not be an adverse effect on the amount on natural light available into the east side windows of No.3 Browning Road.

Residential amenity – loss of privacy
The proposed kitchen extension would have a south facing window and door both of which would be sited more than 10m from the southern boundary with the adjacent house (31 Mill Road). No. 31 has a rear projecting extension on the north side but the northern elevation has no windows to be overlooked. Overlooking of the garden of No.31 would not have such an adverse effect as to warrant refusal.

Recommendation

APPROVE for reason that :-

1PPii

1. C1Ci
2. C12Ei
3. C18Eiv – north
4. C18E3 – amended
   .....no windows or other openings shall be formed in the south or west walls of the garage without the prior .... Etc.
5. A fence 2.0m in height shall be reinstated on the northern side of the approved extension and the extension shall not be occupied until such a fence has been erected ~~in accordance with details approved~~ in accordance with details to be submitted to and approved in writing by the LPA
   Reason: *In the interests of amenity and to comply with policy AH7 of the ADLP and DEV1 of the WSSP.*

Case Officer: [signature] PB 1/4/08
Date: 01.04.08

Planning Services Manager: [signature]
Date: 1/4/08.

Planning and Regulatory Committee Chairman: [signature] 4/4/08
Date: