Expiry Date - 09/07/2010

Development Control – Delegated Officer Report

Application Number: ADC/0166/10 **Recommendation – Permit Application**

Site: **29 George V Avenue Lancing West Sussex BN15 8NG**

Proposal: **Proposed single-storey rear extension**

The Application

The application property is a semi detached bungalow located on the western side of George V Avenue. It is proposed to construct a single storey extension at the rear on the southern side measuring, as amended, 4.55m deep, 3.36m wide and 3.8m high with a pitched roof. On the northern side at the rear a flat roofed extension is proposed to an existing flat-roofed extension, measuring 1.3m deep, 2.9m wide and 2.8m high. It will be rendered with a plain tiled roof for the larger extension.

Consultations and Representations

Consultations/Comments

Lancing Parish Council – No objections

Third Parties

No representations received

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): 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

Policies

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. The proportion of the garden area taken up by a proposal should not be excessive.

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 accepted.

Visual amenity and character

The proposed extension will replicate the design of the existing building and, being at the rear, will not be visible from the street. At 4.5m deep, the extension is quite large. However, it has been reduced from 5.3m following advice from the Planning Officer and is not considered to have a significantly harmful impact on the character or appearance of the dwelling. The rear garden is long and over 15m of garden depth will remain following the construction of the extension. The extension is also only projecting from part of the rear wall only rather than across the full width, which reduces its bulk.

Residential amenity

The extension will run along the southern boundary of the property with 27 Goerge V Avenue. That dwelling has a small window in the end gable nearest the boundary but outlook from and light to that window is already restricted to some extent by a shed in the rear garden of No.27 which is located adjacent to the boundary with No.29. The impact of the proposed extension will therefore be reduced by the presence of this shed, and by a boundary hedge on the side of No.27 which is slightly taller than the 2m boundary fence. The depth of the extension at No.29 is not therefore considered to be detrimental to the amenities of the occupiers of No.27, whose property is to the south of the site.

To the north, No.31 has a large conservatory at the rear which will lose some light to its high-level side windows as a result of the small extension on the northern end of No.29. However, it is not considered that the impact will be so serious as to warrant a refusal of the application. The larger extension will be some 3m from the northern boundary and will not affect the occupiers of No.31 to any significant degree.

Recommendation

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APPROVE for reason that:-

1PPi

Subject to:

1. C12Ei
2. The development hereby permitted shall be constructed using the flood mitigation measures referred to in the submitted Flood Risk Assessment unless otherwise agreed in writing with the local planning authority
   Reason – To reduce the impact of flooding on the proposed development having regard to PPS25
3. This permission relates to the following approved plans:
   Location Plan & Block Plan date stamped received 14 May 2010
   Proposed Floor Plans and Elevations date stamped received 21 June 2010
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 21 June 2010

[redacted]

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