expires 03·11·09

Development Control – Delegated Officer Report

Application Number: ADC/0321/09 Recommendation - Permit

Site: 27 Orient Road Lancing West Sussex BN15 8JZ

Proposal: Side extension

The Application

The application relates to the western half of a pair of semi-detached, hipped roof, bungalows located on the north side of Orient Road. The bungalow is sited within an irregular shaped plot which is 14m wide where it fronts Orient Road and which narrows to 6.5m at the rear of the garden. The plot is longer on the western side which enables the siting of a detached ridged roof garage, located on the west side between the bungalow and the boundary with No.25.

The proposals are to demolish the existing detached garage and erect a single-storey side extension to form an additional bedroom with en-suite bathroom. The extension would be designed to have a matching front bay window, and would narrow in line with the shape of the plot, retaining a 1m pathway to the west side. The extension would be 4.8m wide narrowing to 3m, by 6m in depth, by 4.2m in height to the top of the sloping tiled roof.

To the west of the site the adjacent bungalow (No.25) is sited further forward to the road, again with an irregular narrowing rear garden, and a detached garage located adjacent to the boundary. Its attached neighbour (No.23) has been extended to the side with a single-storey extension with part dummy pitched roof part flat roof (L/44/03). To the east the dwellings are generally pairs of semi-detached bungalows, many of which have been extended in some form.

Consultations and Representations

Lancing Parish Council: No objection.

Third Parties: There have been no third party objections to the proposals.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings.'
PPS 1 '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.

Visual amenity
The appearance of the street is of very mixed character with there being pairs of semi-detached bungalows of varying designs to the east at the end of the cul-de-sac. As described above many of the dwellings in the vicinity have been extended in some form, with there being a number of large box-like roof dormers opposite (No's 36, 38 & 44), and some fairly unsympathetic side extensions further to the east (No's 35, 37 and 39).

The design of the proposed extension would mimic the existing front detailing of the bay window, with a projecting tiled roof form. This roof, due to the width of the extension would have a flat section 2.7m in width, however it is considered that due to the height of the tiled slope matching that of the existing hipped roof form it would appear sympathetic. The flat section of roof would only be seen from the west, and would be partially obscured from view by the detached garage of No.25.

The extension would be sited in the same location as the existing detached garage, and would be of similar mass and scale. Despite there being a slight unbalancing effect on the attached bungalow when viewed straight on, it is considered that the character of the street is so varied that this would not result in it having an adverse effect on the visual amenity of the streetscene as a whole.

The proposed extension would be constructed with a matching brick built plinth and rendered elevation. Provided the materials are specified to match those of the existing dwelling it is not considered that the extension would appear incongruous or out of keeping.

Residential amenity
The proposed extension would be located in a very similar position to that of the existing detached garage, which itself is screened from view from the rear of No.25 by their garage. The proposed extension is relatively modest in scale and due to the current screening would not impact on the outlook from the rear of the dwellings to the west.

In terms of the level of privacy experienced at the rear of No's 25 & 23, and South Nimbles and Dolphin Cottage further to the west. The proposed extension would have no windows other than one small window to the

proposed en-suite. To the rear of the extension (north) would be a pair of patio doors to allow access from the bedroom into the garden. These doors would be located a maximum of 27m from the furthest away dwelling (Dolphin Cottage), and a minimum of 16m from the rear of No.23. Despite the relative distances to the rear of these dwellings the angle of view would be particularly oblique, and it is considered that there would be no loss of privacy experienced to the rear rooms of the neighbouring dwellings.

The gardens of the neighbouring dwellings to the west are fairly well screened by plants and trees, and it is considered that there would not be an unacceptable loss of privacy to them as a result of overlooking from the rear fenestration of the single storey proposals.

Recommendation

APPROVE for reason that :-

1PPi

1. C1Ci
2. C18C3 - west
3. C12Eii

Case Officer: [redacted] PB 8|10|09
Date: 08·10·09