Development Control – Delegated Officer Report

Application Number: ADC/0667/07 **Recommendation – Permit Application**

Site: **6 Curvins Way Lancing West Sussex BN15 9JQ**

Proposal: **First-floor side extension with groundfloor front addition ('granny' annex)**

The Application

The application site is an end of terrace, two storey property located within the built up area of Lancing. As existing there is no off street parking and an open front garden/patio area. The property has a single storey, flat roof side extension and a flat roof front porch. This extension is 3 metres wide and is the same depth as the main dwelling. It currently provides accommodation for a bedroom/study and W.C/shower room.

To the east of the site the dwelling is attached to no. 8 Curvin Way and to the west is no. 4 Curvin Way a semi detached two storey dwelling which is located at a distance of 6 metres from the boundary. This space is hardstanding/driveway area for the adjacent property and there is also a flat roof single garage set back from the front of the property adjacent to the boundary with no. 6.

Permission is sought to add a first floor addition above the existing single storey extension to form a two storey side extension the same foot print as the existing single storey extension. A single storey front extension is also proposed which is a continuation of the existing front porch.

The extension is to provide a granny annex which will be accessed via the main ground floor entrance. It will have a lounge/kitchen at ground floor level, stairs and a W.C/Shower room. At first floor level two bedrooms are proposed. The single storey front extension provides space for the entrance to the annex.

The maximum height of the extension is 7.1 metres slightly lower than the main ridge height. The main part of the extension is also set back slightly by 0.4 metres. The front extension will extend forward by 1.5 metres the same as the existing front porch.

Consultations and Representations

Third Parties: - No third party representations have been received.

Lancing Parish Council: - No objection

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, AH7, and Appendix II 'Supplementary Planning Guidance' comprising: Development Control Standard No. 3 'Extensions and Alterations to Dwellings.'
PPS1 'Delivering Sustainable Development' (ODPM 2005)

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, 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.

Residential Amenity

The proposed extension is to the west of the end of terrace property, above the existing single storey, flat roof extension. A gap of 1 metre will remain between the boundary of the site with no. 4 Curvins Way and the extension. As existing there is a bedroom window in the side elevation of no. 6 which faces towards the side of no. 4, there is also a first floor landing window in the original building on the same elevation.

At no. 4 there are two windows at ground floor level and no first floor windows which face towards the proposed extension. These windows appear to serve non- habitable rooms with one being obscurely glazed. However, having said this there still remains a distance of 7 metres between the side elevation of no. 4 and the proposed extension. Therefore there will be no significant loss of light or over bearing impact on the occupiers of the adjacent dwelling.

With regards to overlooking the ground floor side window at no. 6 will remain however the room its serves will be changing from a bedroom/study to a kitchen/lounge. The first floor landing window in the original building will be blocked by the proposed extension. There are no first floor windows proposed on the side elevation of the proposed extension therefore there will be no issue with regards to overlooking.

Visual Amenity

The design, scale and size of the proposed first floor extension is considered to be appropriate and sympathetic to the character and appearance of the existing building and surrounding locality. The ridge height of the extension is slightly reduced and the extension is slightly set in from the front of the

building. The proposed front extension is to be flat roofed to match the existing flat roof porch.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei
3. C5E
4. C18Eii ..Western...

Case Officer.....Date.....13/12/07