expiry 08/01/08

Development Control – Delegated Officer Report

Application Number: ADC/0685/07 Recommendation - Permit

Site: New Monks Farm Mash Barn Lane Lancing West Sussex

Proposal: First-floor gable and porch at front

The Application

The application property is a detached two-storey house located on the west side of Mash Barn Lane, a road which joins the A27 to the north. The property is a 1940's brick built three bay house with slate hipped roof and detached garage.

The property is located in a semi-rural location in a large site, with no neighbours other than a terrace of three houses some 170m to the south.

The property has received permission for a two-storey side extension with new replacement detached garage on the east side (ADC/418/07) which is mostly complete. Permission is sought for a small gabled roof detail above the entrance bay with a front canopy porch.

Consultations and Representations

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

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.
Development Control Standard No.3 'Extensions and Alterations to Dwellings'.

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.

The proposed alterations to the roof of the property were underway at the time of the site visit, and only the rendering was to be completed. The front canopy porch was yet to be started.

The proposed gable alteration is only 4.0m in width and 2.2m in height and sits above the original projecting entrance bay of the house. It is considered to be sympathetic in design and scale and does not have an overbearing effect on the existing roof. The front canopy porch is considered to be modest in scale and would not detract from the overall appearance of the house.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei

Case Officer: [signature]
Date: 19.12.07