expiry.
10.01.08

Development Control – Delegated Officer Report

Application Number: ADC/0692/07 Recommendation - Permit

Site: 6 Vincent Close Lancing West Sussex BN15 9LL

Proposal: Single-storey extension on north-west side

The Application

The application property is a detached hipped roof bungalow located in the south-western corner of Vincent Close, within the built-up area of Lancing.

The proposal is for a single-storey extension on the NW side of the bungalow, which would be 9.2m deep, by 2.1m wide at the front stepping out to 3.4m in width. The extension would have a dummy pitch roof, resulting in the proposal being 4.0m in height.

The property has previously been extended with a single storey rear extension with hipped roof which a ridge that connects into the original roof of the dwelling.

The property is surrounded by semi-detached and detached bungalows of similar scale within Vincent Close, and two-storey terraced houses to the south in Belvedere Avenue. The neighbour to the north (No.5) is sited angled away from the application property with a detached garage and driveway between the two properties.

Consultations and Representations

Third Parties: There have been three letters received regarding the proposals from surrounding properties. One being in favour and two with no objection to the proposals.

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'.

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
Due to the angled siting of the property and being set back from the front of the bungalow by 4.1m, the extension would be seen only from the very eastern parts of the street, and from properties in this vicinity (No's 3 & 5). The dummy pitch roof is considered to be in keeping with the roof of the existing property and would not appear out of character for the area.

The stepped side elevation would be at its closest 0.75m to the boundary with the adjacent property (No.5) which would still allow for access to the rear garden.

The extension would be as deep as the already extended house but given the context of the large plot and angled siting it is considered that it would not be too over dominant in comparison the existing bungalow. The retention of the 0.75m gap to the boundary and the 4.1m setback would ensure that the property would not appear cramped within the plot.

The extension would sympathetically copy the brick plinth and rendered wall design with a window in the front elevation which matches those in the front of the original bungalow.

Residential amenity
The property directly to the north (No.5) has a side entrance door and two obscurely glazed windows in the southern elevation, probably serving a bathroom. The detached garage sited adjacent to the boundary would obscure most of the proposal from view and therefore it would not have any effect on outlook. The low roof height of the proposal would ensure that the levels of direct sunlight would also be unaffected.

The proposal would not extend to the rear past the end of the existing, already extended building. A garden length of at least 12m would be retained and it is considered that there would not be an adverse effect on the privacy of surrounding dwellings.

Recommendation

APPROVE for reason that :- 1PPii

1. C1Ci
2. C12Ei

Case Officer: [signature]
Date: 19.12.07