expires
01.08.07

Development Control – Delegated Officer Report

Application Number: ADC/0335/07 **Recommendation - Permit**

Site: **60 Hayley Road Lancing West Sussex BN15 9HA**

Proposal: **Two storey side extension**

The Application

The application property is an end of terrace, 1970's house on the east side of Hayley Road. The property is of brick (ground floor) and pebbledash (first floor) construction with a gabled roof with shaped concrete tiles. The property has a side and rear garden enclosed by a 2.0m high brick wall. The properties in this terrace back onto Lisher Road.

The proposal is for a two-storey side extension, with gable end to match the existing roof. The proposed extension would provide two bedrooms and ensuites one upstairs and one downstairs.

Consultations and Representations

Third Parties: The owner of No.32 Hayley Road objects to the proposals on the grounds that the extension would completely shield their view of the houses, trees and the downs area which they currently view and enjoy. They feel that the proposal will be out of place and character to the other houses and would be the only building of its kind. They feel that the extension would be rather confining.

Lancing Parish Council: Comments awaited.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): 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

The main concerns are the effect on the visual amenity of the surrounding area.

Development Control Standard No.3 states that side extensions being clearly visible from the road should be designed to have a roof in keeping with the

existing dwelling, should usually be set back slightly from the main front wall of the dwelling to create a visual break, ensuring that the extension is subordinate to the main dwelling and to avoid difficulty in matching materials.

The application as originally submitted was considered to be out of proportion with the existing property and the windows were considered to be too large in relation to the original dwelling. The original design showed the extension in line with the front elevation at ground floor level and set back by 1.0m at first floor level, with a tiled sloping roof between the two sections. It as considered that this would have been an incongruous feature within the streetscene.

The applicant has amended the plans and now the width of the proposal at 3.0m is considered to be more in proportion with the original dwelling (approx 50%). The windows of the extension have been reduced in width so they match those at first floor level in the original dwelling. The upper floor has been detailed to be pebble-dashed which matches all the other houses in this terrace and the ones opposite.

The tiled sloping roof has been removed and the whole of the proposed extension has been set back from the front elevation of the original dwelling by 0.3m which would form a visual break and ensure the extension was subservient to the original property.

The side garden of the dwelling is large enough to accommodate the proposed extension without it appearing cramped or out of character for the area.

The dwellings to the west No's 29 – 35 would be overlooked by the upper floor window in the west elevation but the resultant distance between the properties would be 24m and the overlooking would be of the front of the dwellings where a lower level of privacy is usually expected. The properties opposite are 30m away and the proposal would not have an effect on the outlook, amount of light or have an overbearing effect.

In conclusion the proposed extension as amended would be in character with the design of the other buildings in the terrace, and would not have an adverse effect on the visual or residential amenity of the surrounding area.

Recommendation

APPROVE for reason that :-

1PPii.

Subject to:

1. C1Ci.
2. C14Ai – amended.
   (18 July 2007..... AH7 & DEV1)

3. C12Eii.

Case Officer: [signature] 24/07/07 CS 23/7/07
Date:

Head of Planning & Community: [signature]
Date: 26/7/07

Chair of the Planning & Regulatory Committee: A.G. Mills 26/07/07
Date: