Expires 6/8/07.

Development Control – Delegated Officer Report

Application Number: ADC/0342/07 **Recommendation – Permit Application**

Site: **8 Church Close Lancing West Sussex BN15 0EZ**

Proposal: **Demolition of existing garage. Construction of single storey side extension (annexe for relative)**

The Application

The application site is a semi-detached bungalow located on the northwest corner of Church Close, Lancing. The property forms the southern half of the pair and features a small corner garden with flat roofed dormers and a rear lounge addition. To the south is a single garage with further detached bungalows beyond that sit on lower ground.
The proposal is to demolish the garage and add a single storey pitch roofed extension to the south side that is to house an additional bedroom, bathroom, lounge and kitchen as an annex for a relative. Internal access to the main part of the bungalow will be maintained via a door from the lounge to the rear hallway whilst the extension will also contain a front private entrance and lobby.

Consultations and Representations

Third Parties

No.22 Fircroft Avenue raise concern that onsite parking will be extremely limited with the removal of the garage.

Lancing Parish Council raise No Objection.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7, AH8
West Sussex Structure Plan: DEV1
Development Control Standard No.3: Extensions and Alterations to Dwellings.

Planning Assessment

The main planning concern is the impact the size and use of the extension will have on the property and neighbourhood.

The side extension/annexe will replace a detached garage on the southern side of the property and sit in a triangular shaped side garden area. Due to the angle of the property in its corner plot the extension will be limited in view from the front and consequently will have negligible impact on the streetscene.
The extension is to be 'L' shaped and will protrude to a distance of 1 metre from the southern boundary fence at two corner points only. A short pitched roof will sit above with a 0.5 metre overhanging eaves identical to that of the main property. It will sit back 1.8 metres from the front building line and mirror exactly the northern front elevation of the bungalow. The bungalow will therefore appear symmetrical when viewed from the street with the extension corresponding to the Council's DC standards.
Although the bungalow sits on higher ground to that of the southern neighbour it is not considered that the bulk of the extension, or its hipped roof, will overdominate their amenity. Indeed the angle of the extension to the boundary is less overwhelming than the existing garage that sits directly against the fencing. The main windows will be sited on the front and rear elevations with only a very small bathroom window sited on the rear part of the southern elevation. No overlooking or privacy concerns are raised by these windows.
The extension will occupy the majority of the side garden leaving a limited triangular rear garden to serve the expanded property. This garden will however exceed the minimum 85 square metre area as defined by the Council's DC standard. The loss of the garage will leave a maximum of two onsite parking spaces on the frontal hardstanding, not the three as implied. Whilst this would not be ideal for a family bungalow with an attached annexe, the availability of on-street parking is such that refusal on this basis would be unreasonable.

Policy AH8 of the Local Plan states that annexes such as this are acceptable given that the requirements of policy AH7 are met.

Additionally, the annexe must be internally accessed from the main dwelling so that it can revert to being part of a whole once its use ceases. The plans show that this annexe will essentially be an independent unit with separate lobby access, bathroom, kitchen, lounge and bedroom however a door is included connecting the lounge to the hallway, thus meeting the policy. A condition should be attached prohibiting its use as a separate unit of accommodation.

Recommendation

APPROVE for reason that :-

1PPi (amended) '...ADLP (AG1, AH7, AH8)...'

Subject to:

1. C1Ci: (standard time limit)
2. C5E: (accommodation not to be used as a separate dwelling unit)
3. C12Ei: (external materials to match existing)

Case Officer:..... CJ 27/7/07.

Date: 27/7/07.

Head of Planning and Community Division:.....

Date: 27/7/07.

Chairman of Planning and Regulatory Committee: A. J. Mills

Date: 30/07/07.