Expires 10/4/08.

Development Control – Delegated Officer Report

Application Number: ADC/0100/08 **Recommendation – Permit Application**

Site: **29 Crabtree Lane Lancing West Sussex BN15 9PP**

Proposal: **First-floor side extension**

The Application

The application site is the eastern half of a semi-detached pair of houses located on the southern side of Crabtree Lane, Lancing. The property has an attached garage on the eastern flank that borders onto Monks Recreation Ground. To the west the attached house has a two storey pitched roof side extension recessed above the attached garage.
This application seeks permission to extend the side garage to first floor level in order to house an additional bedroom. The extension will be recessed 0.7 metres above the front of the existing garage and will have a small pitched roof facade on all sides. Windows will be located on each elevation.

Consultations and Representations

Third Parties

Lancing Parish Council —

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved until adoption of the new Adur Development Plan): AG1, AH7 and Appendix 11 '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. DC standard No.3 'Extensions and Alterations to Dwellings' states that side extensions should be designed to closely match the existing dwelling. In particular they should have a roof in keeping with the existing dwelling which, in most cases, will mean a pitched roof. The extension should be set back slightly from the front elevation to create a visual break.

Visual Amenity

The extension as proposed will sit directly above the existing east side garage, set in 0.7 metres off the front elevation of the garage and main dwelling, and 1 metre from the boundary. The roof however will be a short pitched facade not in keeping with that of the main building and, due to the location of the site adjacent to a large recreation ground, a highly visible component within the locality. This roof form will thus be an incongruous feature that will be detrimental to the visual amenity of the streetscene and contrary to local plan policy AH7. It is noted that the corresponding two storey extension on the adjoining house has a full pitched roof that is much more sympathetic to the building.

Following discussions, amended plans have been received that have acceptably replaced the pitched facade with a fully hipped and pitched roof as required by the DC Standard.

The extension will be completed in render to match the host dwelling and will have windows of varying size in all elevations. It is not considered that these features will be out of keeping with the appearance of the house whilst, due to the open location of the site, there will be no privacy or overbearing impacts resultant of this development. It thus now fully accords with local plan policy AH7 and the supplementary DC Standard.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci
2. C12Ei
3. C14Ai '...received on 12 March 2008...'

Case Officer:.....

Date:19/3/08

PB 19/3/08