Development Control – Delegated Officer Report

Application expiry: 18.04.07.

Application Number: ADC/0105/07 **Recommendation – Permit.**

Site: **Coastal Haven East Street Lancing West Sussex**

Proposal: **Single-storey pitch-roofed rear extension**

The Application

The application property is a detached hipped roof house with an attached east side, flat roof garage, on the north side of East Street. It is located 15m to the west from the junction with Cecil Road.

The proposal is for a single-storey mono-pitched rear extension across the majority of the rear of the property. It would be 6.4m wide, by 2.7m deep, by 3.8m at it's highest point. The roof of the proposal would continue across the existing flat-roofed extension on the west side.

Consultations and Representations

Consultations/Comments
Lancing Parish Council - No objection.

Third Parties
There has been no letters of objection from any of the surrounding neighbours.

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, AT12
And Appendix II 'Supplementary Planning Guidance' comprising:- Dev Control Standard No.3 'Extensions and Alterations to Dwellings'.

Planning Assessment

The proposed rear extension would result in the rear garden being reduced in length from 9.5m to 6.5m which is lower than the minimum distance for rear gardens as stated in the Dev. Control Standard No.3 'Extensions and Alterations to Dwellings', but it is considered the remaining 90 sq m would still be adequate amenity space for the size of property.

The above Dev. Control Standard also states that on corner plots a distance of 14m should be retained between principal windows on an extension at the rear of one property and windows on the side of a dwelling to the rear. The bungalow to the north (No.73 Cecil Road) is located approximately 2.5m from its southern boundary and at an angle of 90 degrees from the application property. It has one window in its south facing wall which appears to serve as

the main outlook of a bedroom, but is located approximately 2.5 – 3.0m from its western elevation and would not be directly overlooked from the windows and glazed doors in the northern elevation of the proposal.

The proposed mono-pitched roof would protrude 0.6m above that of the neighbouring roof plane (above the store area). Although in the drawn plans this appears to show what looks like a flat roof from the south, in reality this detail would be unseen from street level due to the screening effect of the parapet wall above the garage, and it is therefore considered to be acceptable in terms of design.

The bungalow to the east is a sufficient distance from the proposal to prevent it from appearing overbearing or having an effect on the amount of daylight available.

Recommendation

APPROVE for reason that :- 1PPii.

1. C1Ci.
2. C12Ei
3. C18Eiv – amended.
   Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any Order revoking and re-enacting that order with or without modification), no windows or other openings shall be formed in the east wall of the extension without the prior permission of the Local Planning Authority on an application in that behalf.
   Reason: *To prevent overlooking and to comply with policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

Case Officer:
Date: 27.03.07

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