expires 3.12.09

Development Control – Delegated Officer Report

Application Number: ADC/0389/09 Recommendation - Permit

Site: 13 Lancing Close Lancing West Sussex BN15 9NJ

Proposal: Single-storey rear/side extension

The Application

The application property is the eastern half of a pair of semi-detached houses located in the South-East corner of Lancing Close, within a triangular shaped plot.

The proposals are for a single-storey, part-side/part-rear extension that would provide additional accommodation for a kitchen, dining area, and extension to the existing living area. The extension would be a pebble-dashed render finish on a brick lowed plinth to match the existing, with a tiled sloping roof.

The extension would be 'L' shaped and would wrap around the rear and part of the east side of the house. It would be the whole width of the rear of the property (5.65m) and it would project a further 4m to the side. It would be a total of 7.2m in depth, with 3.5m of that projecting past the existing rear elevation. The height to the top of the mono-pitched roof would be 3.5m.

To the NE sited at a ninety degree angle is No.12, the southern half of a pair of semi-detached houses, also in a triangular plot, separated from the site by a 1.2m high fence. The attached house (No. 14) has been extended to the rear with a single-storey extension that projects 3m in depth, adjacent to the common boundary.

Consultations and Representations

Lancing Parish Council: No objection.

Third Parties: No third party objections.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings.'
PPS 1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies
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
The angled siting of the dwelling and its close proximity to the neighbouring house (No.12) result in there being a relatively small gap in which to view the proposals from Lancing Close. Whilst the side extension does appear quite wide in relation to the existing dwelling it would not be particularly visible from the street, and due to the widening plot size a 0.9m gap to the boundary would be retained which would ensure that the proposals would not look cramped or overly large. The proposals are considered to be sympathetic in the choice of materials and overall design.

Residential amenity
As stated the attached dwelling has itself already been extended with a single-storey extension 3m in depth, consequently the proposals would only project beyond this by 0.5m, and thus would have no impact on outlook or natural daylight levels.

The house to the NE (No.12) has a wide angled garden, currently in view over the 1.2m high boundary fence between the two sites, and directly from the street adjacent to the house. The dwelling has a first-floor landing window only in the southern elevation which would look directly at the proposals, and it is therefore considered that no direct overlooking of rooms would occur.

The side extension would have a window in the north elevation serving the kitchen sink area, with views directly at the blank side wall of No.12 seven metres away, and one in the eastern elevation serving the dining area, with views of the rearmost part of the garden of No.12, towards a garage and greenhouse, and with some angled views towards the garden area adjacent to the house. Despite there being a large portion of the garden on view from the proposals it is considered that, on balance, it would be no more intrusive than the level of privacy that currently exists, and as a result it is felt and obscure glazing condition would not be warranted in this case.

Recommendation

APPROVE for reason that :-

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1. C1Ci

2. C12Eii

Case Office
Date: