Development Control – Delegated Officer Report

Application Number: ADC/0390/09 **Recommendation – Permit Application**

Site: **80 North Farm Road Lancing West Sussex BN15 9BU**

Proposal: **Two-storey side extension with attached shed**

The Application

The application site fronts onto North Farm Road where it intersects Abbots Way which continues to the north. The dwelling house is a two storey, semi detached property, surrounding the site are dwellings of similar style and age. There is off street parking to the front of the site with a single flat roof garage to the side of the house.

Permission was granted in September 2002 for a two storey side extension plus attached shed, (L/80/02/TP.) This permission has not been implemented and a new application has been submitted for an identical development. The two storey side extension is 2.9 metres wide, 6.5 metres deep with a hipped roof 0.8 metres below the existing ridge. The extension is set back by 0.4 metres from the front elevation and set in 1 metre from the rear. The extension will accommodate a kitchen and dining room at ground floor with a bedroom and ensuite at first floor. Also proposed is a single storey flat roof shed attached to the side of the extension built up to the boundary with no. 82 to the south east. It is wider at the front than the back due to the angle of the boundary, it is 5 metres at the front tapering to 1.3 metres to the rear.

Consultations and Representations

Third Parties: - No third party representations have been received.

Lancing Parish Council: - No objections

Relevant Planning Policies and Guidance

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and appendix 11' Supplementary Planning Guidance' comprising:
Development Control Standard No. 3 'Extensions and Alterations to Dwellings'
PPS1 '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 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, and the proportion of garden area taken by the proposal would not be excessive having regard to the character of the area.

Residential Amenity

The main property to be affected is no. 82 North Farm Road to the south east. No. 78 the attached dwelling will not be affected as the existing building will screen the extensions. No. 82 has two flat roof additions to the side which in fill the space between the house and the boundary with the site. No. 82 is at a right angle to the site and there is a minimum distance of 4 metres between the proposed two storey extension and no. 82. There is a landing window on the side elevation and due to the spatial relationship between the buildings and this window not serving a habitable room there is not considered to be any loss of light or overbearing impact in this case. A condition has been attached to ensure that the proposed side landing window is fitted with obscured glazing to restrict any overlooking to no. 82.

Visual Amenity

The proposed extensions will be clearly visible within the street scene. The two storey extension matches in design and scale with the existing building and the flat roof single storey shed is not overly prominent and replicates the similar flat roof buildings adjacent at no. 82. On balance and taking into consideration the previous permission which is a material consideration in this case, the flat roof extension will not have such a detrimental impact on the street scene that would warrant a refusal in this case.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei
3. The front wall of the attached shed hereby permitted shall be positioned not less than 0.3 metres behind (south-west) the front wall of the two storey extension.
   Reason: In the interests of amenity and to comply with policy AH7 of the Adur District Local Plan.
4. C18Ci – amended – The first floor window in the south east elevation of the two storey extension hereby permitted shall at all times be glazed with obscured glass.
   Reason: To prevent over looking and to accord with policy AH7 of the Adur District Local Plan.
5. C18Eii – amended- side wall of the two storey extension .

AH7

Case Officer... .....Date.....12/11/09.

3/11/09