Development Control – Delegated Officer Report

Application Number: ADC/0130/10 **Recommendation – Permit application**

Site: **87B Brighton Road Lancing West Sussex BN15 8RB**

Proposal: **Enlargement of proposed first-floor rear extension with glass gable end (amendment to ADC/0412/09)**

The Application

The site is located within Lancing close to the town centre on the northern side of Brighton Road. A two storey detached building divided into a ground floor and first floor flat. There is off street parking to the front of the building. To the east is a residential property and to the west is a residential care home, Mount Hermon Rest Home. Consent has recently been granted for the demolition of the application site (87a and 87b) and the erection of a two storey extension to the rest home, ADC/0269/08, this permission has not been implemented and is valid until July 2011.

The application site is the first floor flat which also includes the loft space of the detached building. There is an external staircase leading to the main entrance to 87b. There is a small front balcony and a rear terrace above an existing ground floor extension.

Permission was granted in November 2009 (ADC/0412/09) for a first floor extension to the flat extending onto the majority of the roof terrace. The extension was approved with a hipped roof to match the existing roof slope. A small area of terrace was also to remain, with the extension providing a study with double doors onto the terrace and a window facing east.

The current application seeks consent to amend the already approved scheme. The extension is increased from 3 metres to 4.3 metres in depth and the hipped roof has been changed to a gable. The terrace is to be enclosed within the extension with bi folding doors and balustrade. The rear elevation of the gable is also to be glazed.

Consultations and Representations

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

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' 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 to result in an unacceptable degree of overlooking, 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.

Residential Amenity

As stated previously the proposed extension is on the western side of the building and therefore there will not be any adverse impact on no. 89 to the east due to the minimum distance of 12 metres in between the extension and this neighbouring property. There is a window proposed on the eastern side of the extension (as previously proposed) which will result in no overlooking to this adjacent property due to the relationship between these buildings and current use of this space as a roof terrace.

The rest home is located directly to the west of the proposed extension there are adjacent windows at first floor level which serve bedrooms. The main issue here is the impact of the increased depth of the extension by 1.5 metres and increased bulk resulting from the change from a hipped roof as previously approved to a gable. There is a gap between the site of the proposed extension and the adjacent bedroom window of approximately 2 metres. Also the adjacent building projects to the rear slightly further than the rear wall of the existing building at the application site. The adjacent bedroom window also has an open rear aspect. It is therefore considered that the increased depth of the extension will be acceptable in this case. Amended plans have been received which show the gable reduced to a hipped roof (as previously approved) to reduce the bulk of the extension.

Visual Amenity

The proposed extension is to the rear of the building and is therefore not visible within the street scene when viewed from Brighton Road. The proposed extension as amended is in keeping in design and scale with the existing building. The hipped roof of the extension matches the existing roof slope and is subservient to the existing ridge height.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei
3. C18Eii – western
4. The development hereby permitted shall be carried out in accordance with the following plans: -

Location Plan and Block Plan – received 16th April 2010.
Proposed Floor Plans and Elevations, Drawing no. 01 Rev B – received 30th April 2010.

Reason: - For avoidance of doubt and in the interests of proper planning.

Case Officer.....Date.....13/5/10.....

PB 13/5